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**STRONGHOLD**  
• RANCH REAL ESTATE •



**Scott Thacker**  
Broker/Owner

Working Cattle Ranches  
for the Cattleman

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## **TOMBSTONE RANCH**





## **LOCATION**

Gleeson Rd East of Tombstone

## **ZONING**

Development Type of Zoning

## **JURISDICTION**

Cochise County

## **ACREAGE**

Deeded – 13 Deeded  
State – 1280 Acres

## **OTHER**

400+/- State and BLM might be added as adverse the applied for with the right fencing.

## **ELEVATION/TERRAIN**

4000+/- Rolling

## **VEGETATION**

Walnut, Gramma grasses, Mesquite and Willows in the draws. The hills have creosote, catclaw, bush muley grasses, mesquite, Wajilla, Mormon Tea, and Six Weeks Gramma grasses

## **WATER**

Company water from a water meter.

## **CATTLE**

None included with the sale.

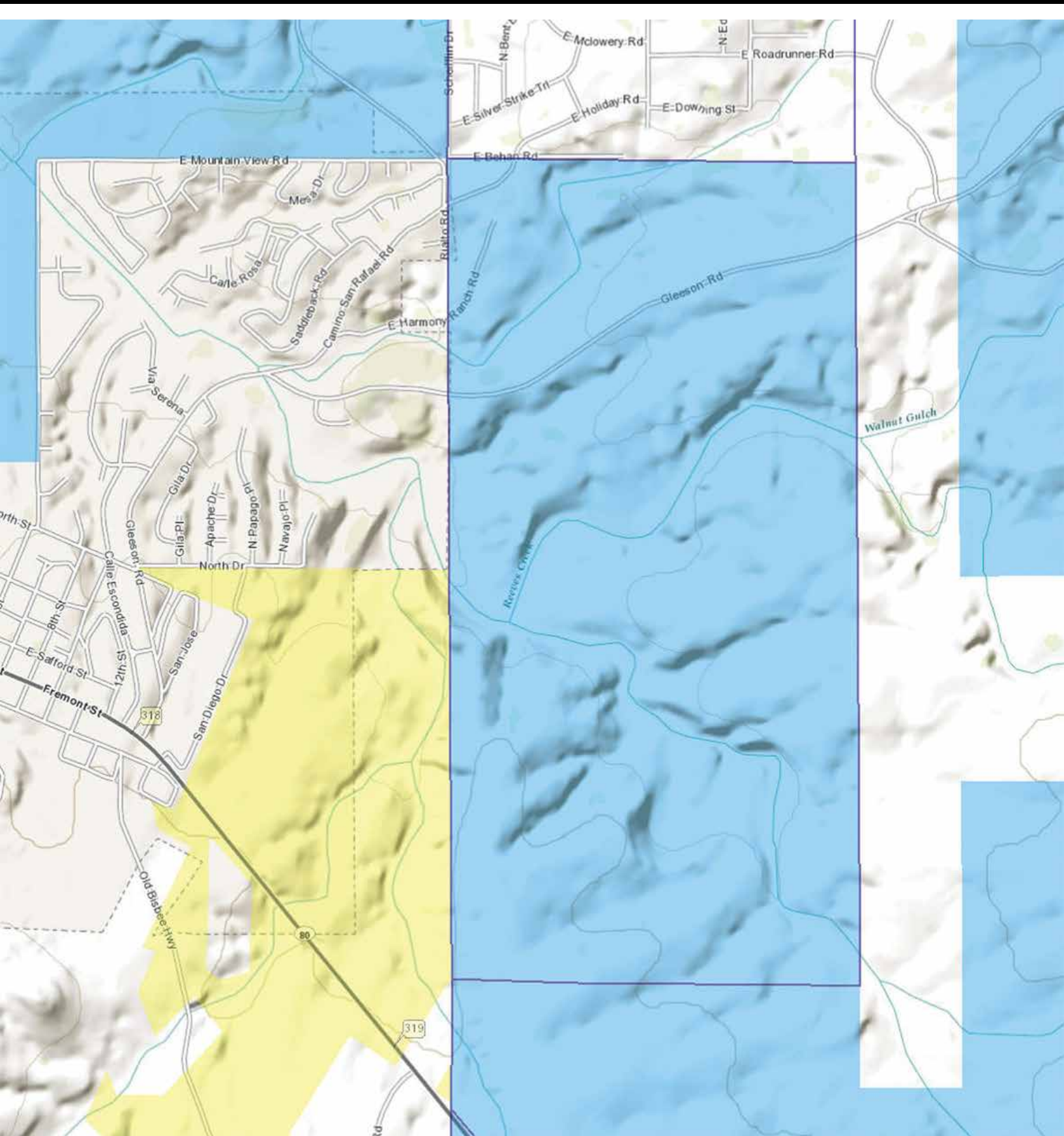
## **FEES/TAXES**

\$1018 Taxes Per Year, AZ State is a little under \$300 per year.

## **IMPROVEMENTS**

Shed, fences, and water meter.







# Asking Price - \$125,000

Owner May Carry

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## NOTES

Nice little ranch with paved access, good value deeded land, nice homesite with a living on the ranch situation, constant water and close to Tombstone for all revenue and lifestyle Tombstone might yield. It has more than 2 miles of new fence and needs a couple miles of fence repair.

Information acquired through various sources and while deemed accurate, Stronghold Ranch Real Estate makes no guarantees herein and all potential buyers are advised to have any studies buyer deems necessary to achieve buyer's satisfaction. Seller certifies that the information contained on this sheet is true and complete to the best of the Sellers knowledge.