

SALERO RANCH

37.69 PRIVATE ACRES

PROPERTY TOTALLY IMPROVED AND READY
FOR BUILD

PRIVATE WELL **GOOD PRODUCING. STRONG PRESSURE.
WATER SOURCE AT BUILDING
SITE AND OTHER LOCATIONS
ON PROPERTY**

WATER STORAGE **2500 GALLON ABOVE GROUND TANK**

ELECTRIC **UNDERGROUND
400 AMP SERVICE AT BUILDING SITE
100 AMP SERVICE AT WELL HOUSE**

SEPTIC **CONVENTIONAL RATED 4 BEDROOMS**

BUILDING SITE **HIGH, CLEARED, FLAT GRADED, READY FOR
BUILD, 360 DEGREE LONG MOUNTAIN AND
VALLEY VIEWS**

DRIVEWAY **WINDING, CLEARED, WIDE, GRADED**

WELL HOUSE **CUSTOM BUILT FULL ENCLOSURE WITH
INFRASTRUCTURE**

RV SITE **ELECTRIC, WATER & SEPTIC HOOKUPS
GRADED FLAT**

**COUNTY PERMITS FOR WELL, ELECTRICAL AND SEPTIC SYSTEM
IN PLACE**

PROPERTY ADDRESS & LEGAL DESCRIPTION:

**34 MULE DEER DR, LOT #110. PARCEL ID: 112-43-210
RIO RICO, SANTA CRUZ COUNTY, AZ**

EASY ACCESS BY MULTIPLE ROADS:

BORDERS SALERO RANCH ROAD, ASH CANYON ROAD AND MULE DEER DRIVE. WALK TO NEARBY CORONADO NATIONAL FOREST. ELEVATION 4505 FEET.

WATER: **1200 FOOT WELL, CONSTRUCTED WITH 6 INCH CAST IRON CASING. 3 HP GRUNDFOS SUBMERSIBLE PUMP, ALL CONTROLS.**

WATER STORAGE: **2500 GALLON GALVANIZED SURFACE STORAGE TANK WITH AUTOMATIC AND MANUAL FILLING CONTROLS, SOUTH FACING. PARTIALLY ENCLOSED IN WELL HOUSE FOR TEMPERATURE CONTROL OF WATER AND STRUCTURE. PROFESSIONALLY CONSTRUCTED AND PLUMBED.**

WATER PRESSURE: **65 PSI SET POINT FOR PRESSURE SWITCH. HIGH WATER PRESSURE AT BUILDING SITE.**

WELL HOUSE: **8 X 13, FULL HEIGHT, CUSTOM BUILT, CONCRETE FLOOR, VENTILATED, LIT, STEEL DOOR, STUCCO FINISH. LARGE WATER EXPANSION TANK. 1 1/2 HP WATER JET PUMP MOTOR. ALL GALVANIZED PLUMBING. 110 AMP ELECTRICAL PANEL. AUTOMATIC PUMP CONTROLS WITH FRANKLIN ELECTRIC PUMPTec-PLUS. 5 SEPARATE WATER LINE FEEDS. TEMPERATURE CONTROLLED. SOUTH FACING WATER STORAGE TANK ACTS AS A NATURAL HEATING AND COOLING SYSTEM**

WATER LINES: **5 LINES TOTAL FROM WELL HOUSE.
1 ACTIVE LINE TO HOUSE SITE.
1 CAPPED LINE AT WEST SIDE OF PROPERTY ALONG ROAD NEAR DRIVEWAY.
3 CAPPED LINES AT EAST SIDE OF PROPERTY ALONG ROAD NEAR WELL HOUSE.**

WATER VALVE BOXES: 2 IN-GROUND WATER VALVE BOXES AT HOME SITE CONTROLLING HOUSE, RV AND FIRE HYDRANT FEEDS. GRAVITY ENGINEERED DRAINING FOR EASY SEASONAL SHUT DOWN.

FIRE PLUG: 2 INCH GALVANIZED FIRE PLUG RISER AT BUILDING SITE. HOME OWNER'S INSURANCE DISCOUNT POTENTIAL

BUILDING SITE: LOT 110. PROFESSIONALLY LEVELED AND GRADED ATOP HIGH MESA WITH BEAUTIFUL 360 DEGREE LONG VIEWS OF SOUTHERN MOUNTAINS, LARGE SEASONAL WASH, NEARBY NATIONAL FOREST AND GENTLY ROLLING HILLS. GRADING LIMITS GENEROUSLY EXTEND BEYOND 4996 SF OF DESIGNED LIVING SPACE PLANS.

RV SITE: SEPTIC DUMP, ELECTRIC, AND WATER. SITE LOCATED OFF THE DRIVEWAY. PRIVACY FROM HOUSE SITE.

CUSTOM SANTA FE PROFESSIONAL HOUSE PLANS:

COUNTY APPROVED WITH BUILDING PERMIT, 3 BEDROOMS, GREAT ROOM, 2 1/2 BATH, HUGE KITCHEN, 3 CAR ATTACHED GARAGE. GREAT FLOOR PLAN MAXIMIZING EXCEPTIONAL VIEWS FROM ALL ROOMS. LUXURY CUSTOM HOME CONSTRUCTION PLANS AVAILABLE.

ROADS: LOTS #110 AND #111 ARE ADJACENT ON MULE DEER DRIVE, A CUL-DE-SAC. CHOICE OF SEVERAL WELL MAINTAINED ROADS WITH EASY ACCESS TO ALL AREAS OF THE RANCH, TUBAC, TUCSON AND PATAGONIA.

ANNUAL REAL ESTATE TAXES: \$13.10

AGRICULTURAL TAX EXEMPTION IN PLACE

ANNUAL HOA DUES: \$535.00

HISTORIC: TOLTEC MINING CAMP STONE RUINS BELIEVED
LOCATED ON NEAR PROPERTIES.

UTILITIES: ALL UNDERGROUND.

ACCESS: ELECTRONIC GATE AT RANCH ENTRANCE.

DEEDED CCR'S: SALERO RANCH COMMUNITY ASSOCIATION.

**AVAILABLE: CUSTOM SANTA-FE HOME BUILDING PLANS
FOR 3 BEDROOM, 2 1/2 BATH, 3 CAR GARAGE, LARGE
KITCHEN AND PORCHES. COUNTY STAMPED AND APPROVED.**

**AVAILABLE: ADJOINING PARCEL:
12 MULE DEER DR, LOT #111: 36.24 ACRES, PARCEL ID: 112-43-211**

UNDERGROUND WATER LINES TO POTENTIAL SECOND MAIN HOUSE, TWO
GUEST HOUSES, OUTBUILDINGS, STABLES. WELL SHARE POTENTIAL
WITH AVAILABLE ADJOINING PARCEL.