

# The Historic Rail X Ranch

2671 Highway 82, Patagonia AZ



Presented By:

Gary Brasher

Russ Lyon Sotheby's International Realty

520-260-4048

[Gary.Brasher@russlyon.com](mailto:Gary.Brasher@russlyon.com)



Russ  
Lyon

Sotheby's  
INTERNATIONAL REALTY

The Historic Rail X Ranch  
2671 Highway 82  
Patagonia AZ 85624

## **Property Detail:**

### **Main Estate:**

8934 sq/ft

#### ❖ 1st floor:

- Primary Bedroom + Sitting room attached
- 2 Bedrooms
- 3 Full Baths, 2 Half Bath
- Laundry and Storage Room
- Library
- Family Room + Wet Bar w/ Fireplace
- Furnishings not Included

#### ❖ 2nd Floor

- Kitchen
- Formal Dining Room
- Great Room + Wet Bar w/ Fireplace
- 3 Bedrooms, 1 w/ Fireplace
- 3 Bath, 1 Half Bath
- Balcony off of a Bedroom
- Patio access from Great Room

### **Guest Home:**

2464 sq/ft , Adjoins Main Home

- 2 Bedrooms
- 2 Full Bath
- Kitchenette

### **Additional Homes:**

- 3 Employee Apartments
- 2 Employee Homes
- Stone House NorthEast of Main Estate

### **Additional Structures:**

- Office and Conference Room
- 2 Barns
  - Can be converted very easily for stalls

## **Water & More:**

- 1,762 Deeded Acres
- 8 Private Wells
- Artesian Well
- Small Private Lake
- Mineral and Water Rights intact
- Prolific Wildlife from not allowing hunting since purchasing the Rail X Ranch
- Over 200 Species of Birds

**CLIENT FULL DETAIL REPORT**

MLS#: 22317489 Dwelling Type: Residential/Single Family Residence Status: Active List Price: 29,950,000



<b>Combined SqFt:</b>	17,956	<b>Comparable Only</b>	No
<b>Main House SqFt:</b>	8,934	<b>Listing:</b>	
<b>Guest House SqFt:</b>	9,022	<b>Area:</b>	SCC-Patagonia
<b>Source of SqFt:</b>	Owner	<b>Subdivision:</b>	Other/Unknown
<b>Bedrooms:</b>	16	<b>Community:</b>	None
<b>Total Baths (Full-1/2):</b>	19 (15-4)	<b>Tax Code:</b>	110-42-006
<b>Lot Acres:</b>	1.739	<b>Tax Year/Taxes:</b>	2022 / 25,206.1
<b>Year Built:</b>	1937	<b>Assessments:</b>	0
<b>Stories:</b>	Two	<b>Method of Title:</b>	Fee (Simple)
		<b>Range Min - Max:</b>	-
		<b>Co-Op Fee:</b>	3%
		<b>Variable Commission:</b>	No

Address: 2671 Highway 82, Patagonia, AZ 85624

County: Santa Cruz Country: USA

Legal Description: Long Legal

Directions: Take Highway 82 North of the town of Patagonia to property on the Right.

<b># Garage</b>	0	<b>Construction</b>	Brick; Cement Siding	<b>Municipality/Zoning</b>	SCC - GR
<b># Carport</b>	7	<b>Style</b>	Southwestern	<b>School District</b>	Patagonia Public Schools
<b># of Covered Parking</b>	7	<b>Const. Status</b>	Existing	<b>Elementary School</b>	Patagonia Elementary School
<b>Unit Level</b>	2	<b>Basement</b>	No	<b>Middle School</b>	Patagonia Elementary School
<b>T/R/S</b>	21/ 16/ 3	<b>Horse Property</b>	Yes - By Zoning	<b>High School</b>	Patagonia Union High School
<b>Lot Dimensions</b>	Irregular	<b>Horse Facilities</b>	Yes	<b>Fire Protection</b>	Included in Taxes
<b>Lot Acres</b>	1,739	<b>List \$/SqFt</b>	1,667.97	<b>FEMA Flood Ins Req</b>	TBD
<b>Lot Sq Ft</b>	75,750,840	<b>Lot Size \$/SqFt</b>	0.4	<b>Municipal Flood Req</b>	TBD
<b>Lot Size Source</b>	Owner	<b>Road Type</b>	Dirt	<b>Ownership</b>	
		<b>Road Maintenance</b>	Owner Maintenance		

**Property Description**

This is your opportunity to own the historic Rail X Ranch, set against a landscape that is truly breathtaking! To the West are hypnotic sunsets and to the East is the Coronado National Forest with vistas that seem to go on forever. This is a rare chance to own a piece of Arizona's history. Located at 4,500 feet above sea level temperatures are generally 10 to 15 degrees cooler year-round than in nearby Tucson. This stunning 1739 Acre Ranch Estate features a main residence with casita totaling 11,398 square feet and containing 8 bedrooms, 9 full bath rooms and 3 half baths. The main house was constructed in 1937 and is nestled in the foothills overlooking a tree lined pond and containing numerous patios and porches to enjoy both sunsets and sunrises.

**Agent Only Remarks**

**Subdivision, HOA & Deed Restrictions**

CC&Rs: No	HOA Fees/Month:	Green Valley Rec:	Age Restrictions: No
HOA: No	HOA Payment Freq:		Deed Restrictions: Yes
	HOA Recreation Fee:		

Assoc Fees Includes: None

Association Amenities: None

<b>MLS#:</b> 22317489	<b>Dwelling Type:</b> Residential/Single Family Residence	<b>Status:</b> Active	<b>List Price:</b> 29,950,000
<b>Interior Features</b>			
<b>Living Areas:</b>	Family Room; Great Room	<b>Main Heating:</b>	Heat Pump
<b>Dining Areas:</b>	Breakfast Nook; Formal Dining Room	<b>Main Cooling:</b>	Ceiling Fans; Central Air
<b>Extra Room:</b>	Bonus Room; Den; Library; Office	<b>Water Heater:</b>	Propane
<b>Guest Facilities:</b>	House	<b>Green Features:</b>	
<b>Laundry:</b>	Dryer; Laundry Room; Sink; Washer	<b>Interior Features:</b>	Ceiling Fan(s); Exposed Beams; High Ceilings 9+; Interior Steps Y/N: Y; Split
<b>Kitchen Features:</b>	# of Ovens: 2; Countertops: Tile; Exhaust Fan; Island; Pantry; Butler; Refrigerator	<b>Technology:</b>	Bedroom Plan; Storage; Walk In Closet(s); Wet Bar
<b>Floor Covering:</b>	Carpet; Ceramic Tile; Other: Brick	<b>Window Coverings:</b>	Telephone
<b>Primary Bathroom Features:</b>	Countertops: Tile; Exhaust Fan; Shower & Tub	<b>Electric:</b>	Electric Company: Unisource
<b>Additional Bathroom:</b>	Exhaust Fan; Shower Only	<b>Accessibility Options:</b>	Other Bath Modification
<b># Fireplace-Type:</b>	3-Gas		
<b>Location Fireplace:</b>	Family Room; Great Room; Primary Bedroom		
<b>Exterior Features</b>			
<b>Fence:</b>	Barbed Wire; Wire	<b>Security:</b>	Security Screens; Shutters; Smoke Detector(s)
<b>Roof:</b>	Built-Up; Metal; Tile	<b>View:</b>	Mountains; Panoramic; Pasture; Sunrise; Sunset
<b>Landscape - Front:</b>	Decorative Gravel; Desert Plantings; Natural Desert; Shrubs; Trees	<b>Driveway:</b>	Circular; Paved: Gravel
<b>Landscape - Rear:</b>	Decorative Gravel; Desert Plantings; Natural Desert; Shrubs; Trees	<b>Water:</b>	Private Well
<b>Patio/Deck:</b>	Balcony; Covered; Deck; Patio	<b>Exterior Features:</b>	Fountain; Shed; Waterfall/Pond; Workshop
<b>Pool:</b>	Conventional: Yes	<b>Lot Features:</b>	East/West Exposure; North/South Exposure
<b>Spa:</b>	None	<b>Gas:</b>	Propane
<b>Garage/Carport Features:</b>	Additional Carport; Detached	<b>Sewer:</b>	Septic
<b>RV Parking:</b>	Space Available	<b>Neighborhood Features:</b>	None
<b>Comments</b>			
<b>Status Comments</b>			
<b>Selling Comments</b>			
<b>New Construction</b>			
<b>Manufactured SFR Information</b>			

Listing Provided Courtesy Of: Russ Lyon Sotheby's International Realty



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 #2  
 Tubac, AZ 85646  
[gary.brasher@russlyon.com](mailto:gary.brasher@russlyon.com)  
 520-260-4048

Listing 1 of 1

August 23, 2023

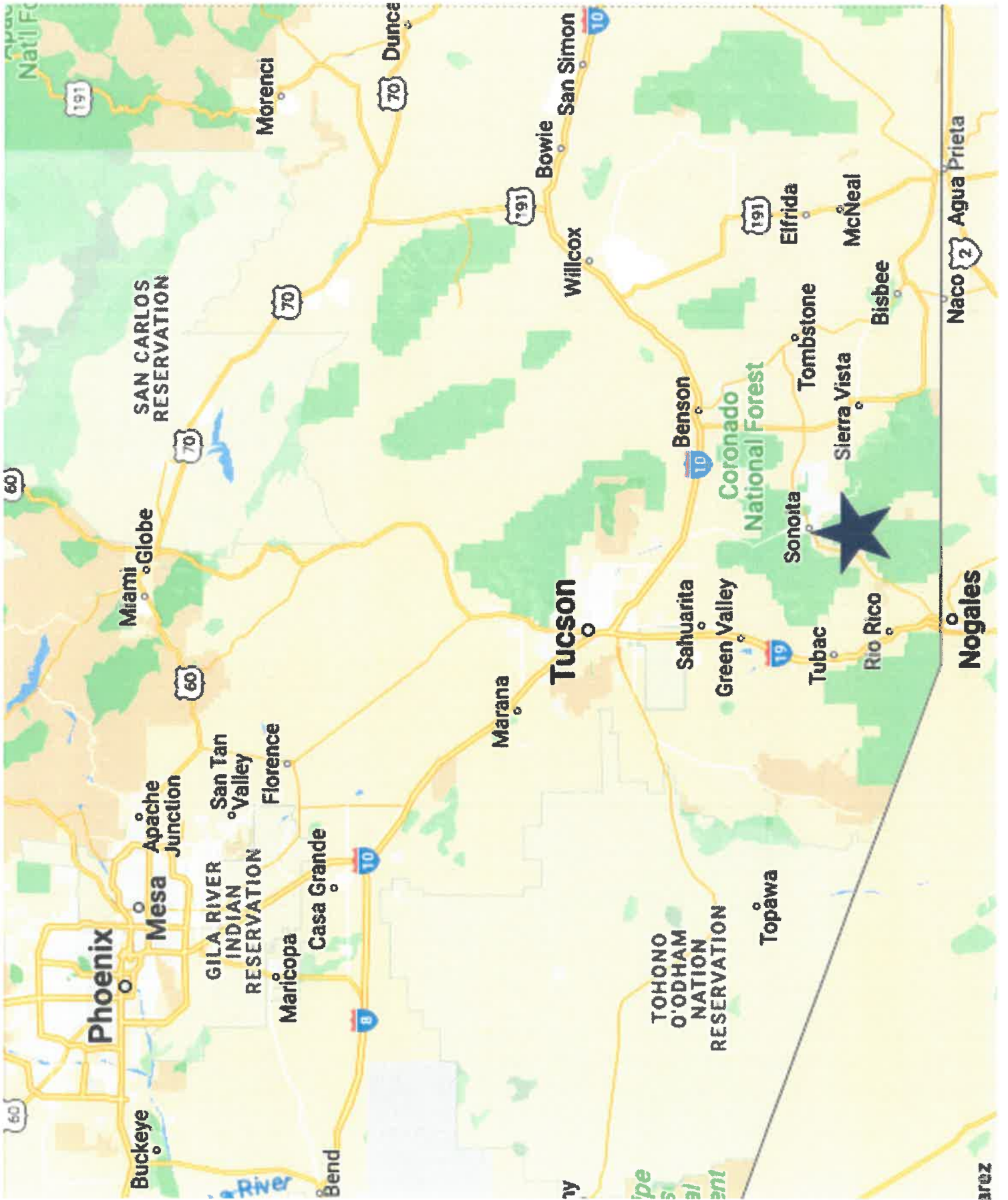
Page 2 of 2

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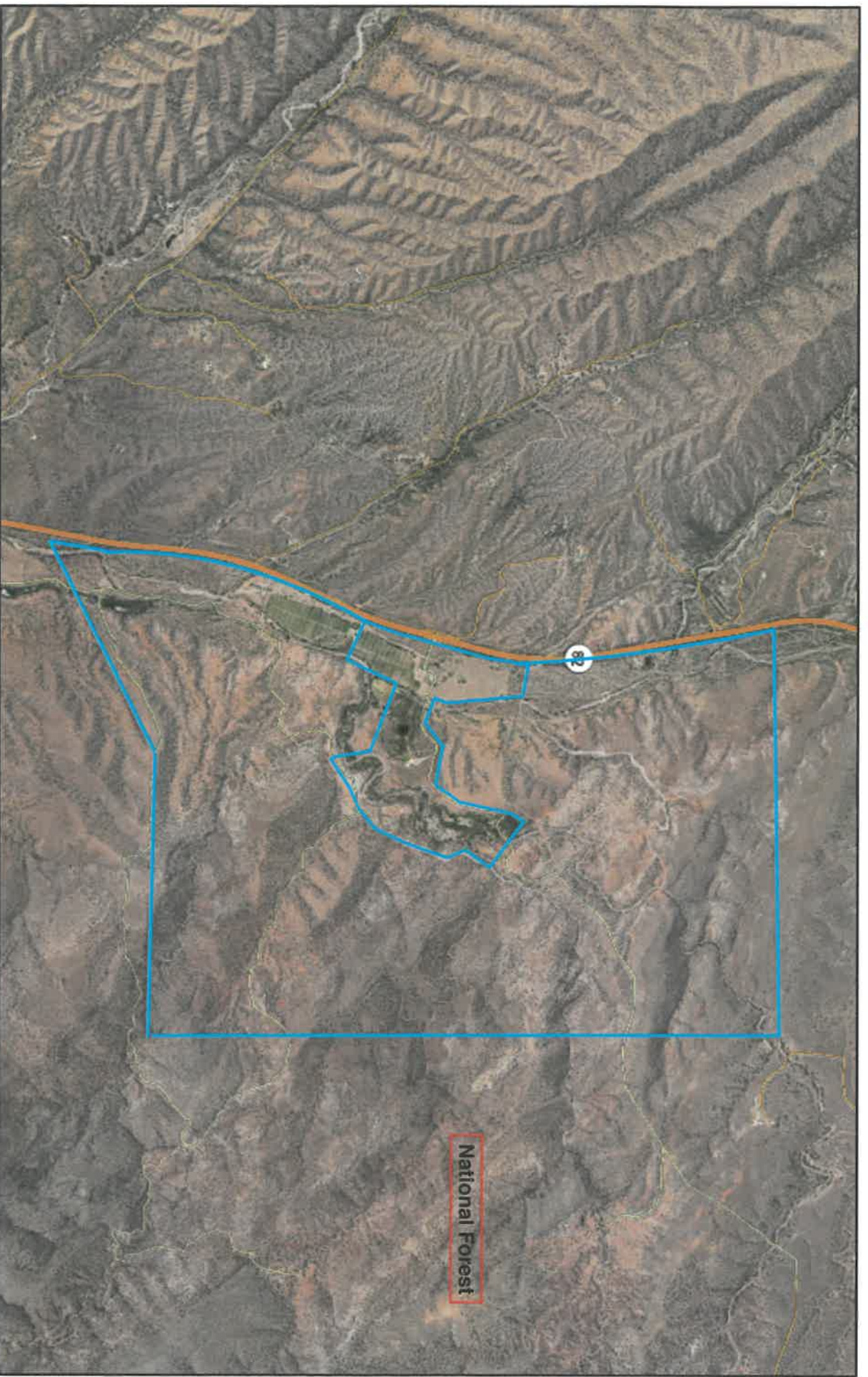
# Maps











**Entire Rail X Ranch**

Approx

**National Forest**

8/23/2023, 1:02:34 PM

Roads

Freeway

Highway

Local

Forest Service

Patagonia / Nogales

1:36,112

0 0.25 0.5 0.8 1.6  
0 0.4 0.8 1.6  
mi  
km

AZGEO, SCC, AZ GIS 2018



# Santa Cruz County Assessors

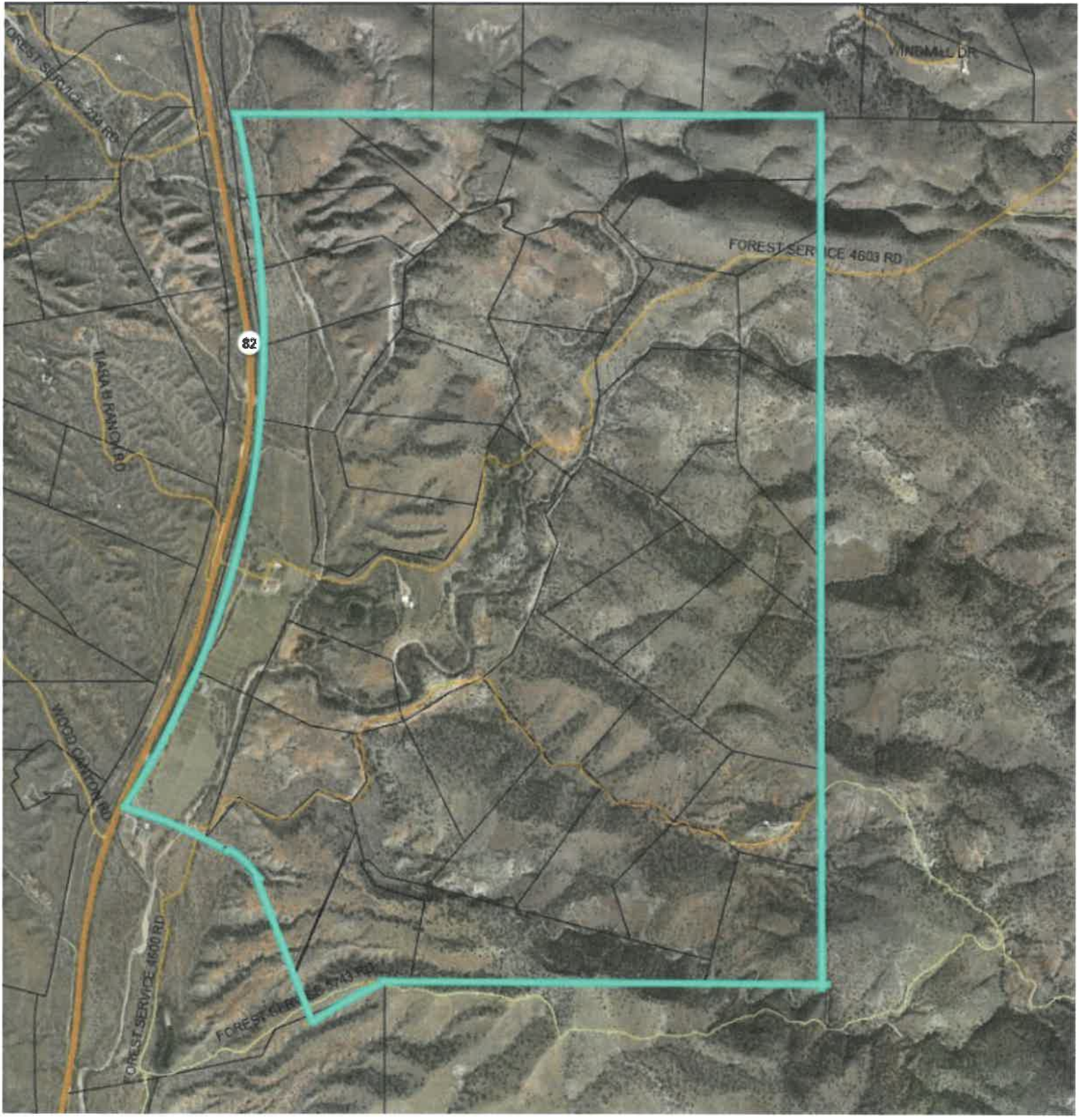


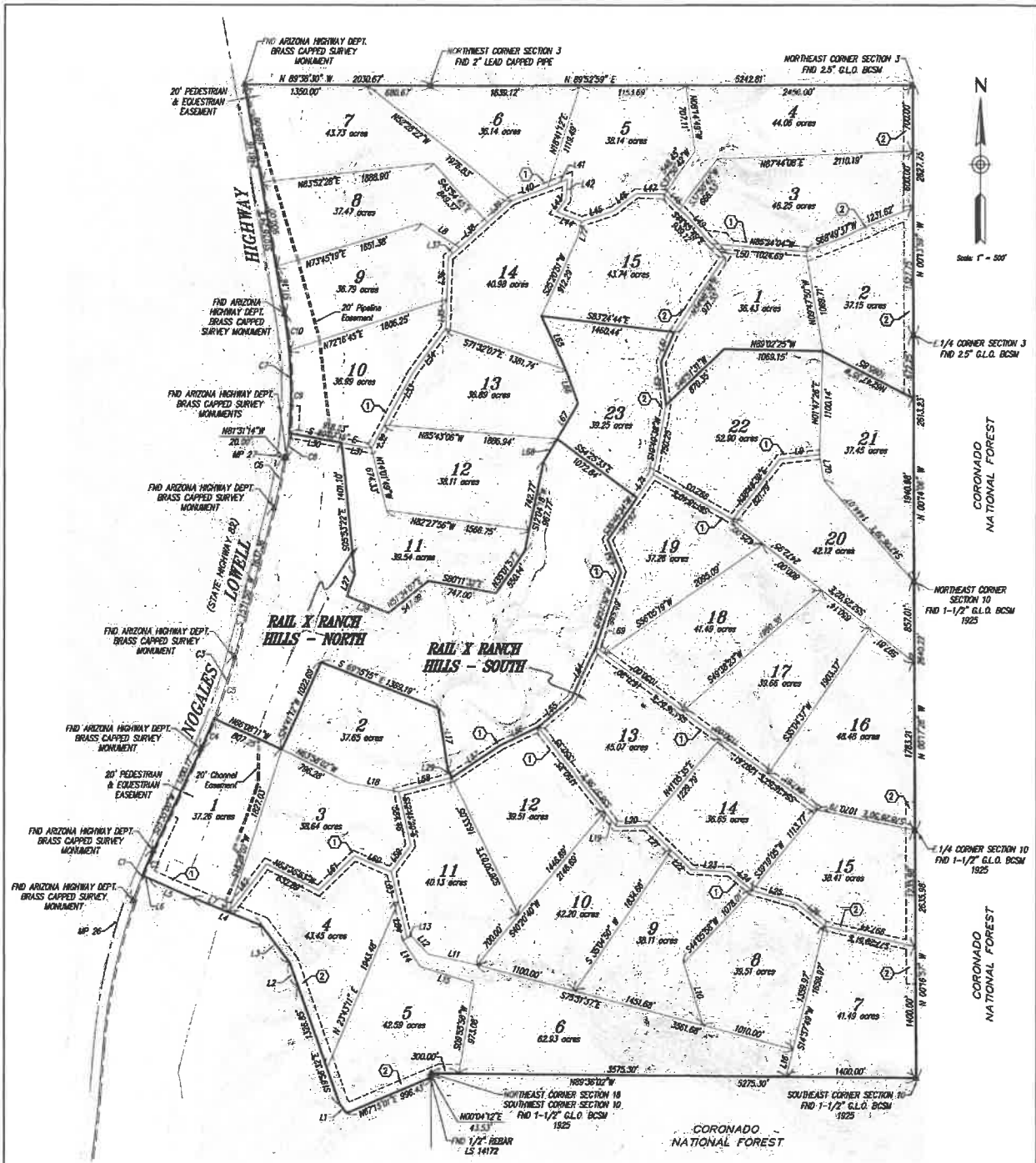
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- Roads
- Freeway
- Highway
- Local
- Forest Service
- Parcels

**Main Residential Parcel**  
**185 Acres**







**NOTE:**  
 1. PARCEL WILL NOT BE SUBDIVIDED  
 2. ROAD TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

- KEYNOTE:**
- ① 100' INGRESS, EGRESS & UTILITY EASEMENT
  - ② 100' EQUESTRIAN AND PEDESTRIAN EASEMENT
  - ③ 1' NO ACCESS EASEMENT
  - ④ 20' UTILITY EASEMENT

**LEGEND**

- PROPERTY LINE
- CENTERLINE
- - - - EASEMENT LINE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	124.74	S38°33'48"E	L25	497.37	S74°08'25"E	L49	497.11	S44°45'49"E
L2	225.00	S75°55'51"E	L26	380.75	S51°54'15"E	L50	200.00	S74°55'49"E
L3	483.00	S37°56'10"E	L27	244.16	S19°54'10"W	L51	390.05	S24°00'45"W
L4	806.68	S68°30'59"E	L28	491.96	S68°31'16"E	L52	457.05	S08°55'22"E
L5	508.70	S87°10'06"E	L29	100.00	S26°30'03"E	L53	372.82	S23°00'24"E
L6	89.31	S67°11'41"E	L30	582.85	S80°07'15"E	L54	604.42	S35°28'48"W
L7	420.68	S68°30'59"E	L31	335.38	S80°07'15"E	L55	473.66	S50°17'34"W
L8	487.43	N50°28'12"W	L32	284.10	S29°07'77"W	L56	457.31	N85°01'54"E
L9	426.42	N87°08'39"E	L33	638.05	S39°07'77"W	L57	628.77	S56°59'28"W
L10	686.43	S14°11'13"E	L34	693.00	S37°00'73"W	L58	588.29	S14°52'48"W
L11	542.67	N78°01'03"W	L35	312.96	S01°55'35"W	L59	390.48	S38°34'47"W
L12	288.45	N43°15'30"W	L36	438.50	S01°55'35"W	L60	438.04	N67°20'05"W
L13	103.45	S81°34'18"W	L37	180.89	N48°44'30"E	L61	540.48	S46°51'14"W
L14	336.54	S33°51'17"E	L38	406.72	N48°44'30"E	L62	690.01	S30°31'33"W
L15	608.53	N73°08'35"W	L39	350.16	N48°44'30"E	L63	324.87	S13°35'31"E
L16	300.00	S14°37'49"W	L40	418.48	S70°01'04"W	L64	400.00	S13°35'31"E
L17	652.61	S08°03'18"E	L41	230.38	S70°01'04"W	L65	630.25	S25°11'37"E
L18	572.73	N87°14'47"W	L42	274.88	S04°15'53"W	L66	391.38	S39°40'40"E
L19	200.00	S38°59'56"E	L43	161.65	S88°01'58"W	L67	438.42	S31°28'47"W
L20	329.02	N88°10'39"E	L44	283.57	S68°40'13"E	L68	382.40	S31°28'47"W
L21	377.31	S46°47'42"E	L45	380.00	S71°56'46"W	L69	121.20	N54°38'37"W
L22	300.00	S46°47'42"E	L46	313.53	S33°00'48"W	L70	275.44	S10°08'47"E
L23	418.16	S87°08'08"E	L47	306.76	S88°01'42"E	L71	305.29	S35°45'54"W
L24	322.18	S51°14'00"E	L48	242.01	S44°45'49"E	L72	186.81	S18°20'05"W

CURVE	LENGTH	RADIUS	DELTA
C1	576.29	6174.14	524°01'
C2	294.56	6174.14	73°59'37"
C3	1047.23	5779.87	102°11'07"
C4	352.86	5779.87	17°56'36"
C5	684.77	5779.87	83°31'44"
C6	548.80	4683.66	6°15'04"
C7	1532.85	4683.66	18°45'10"
C8	280.50	4683.66	171°11'17"
C9	883.60	4683.66	10°48'28"
C10	388.96	4683.66	4°45'30"

**RAIL X RANCH HILLS-NORTH, LOTS 1-15**  
**RAIL X RANCH HILLS-SOUTH, LOTS 1-23**

1555.8 ACRES  
 SANTA CRUZ COUNTY, ARIZONA

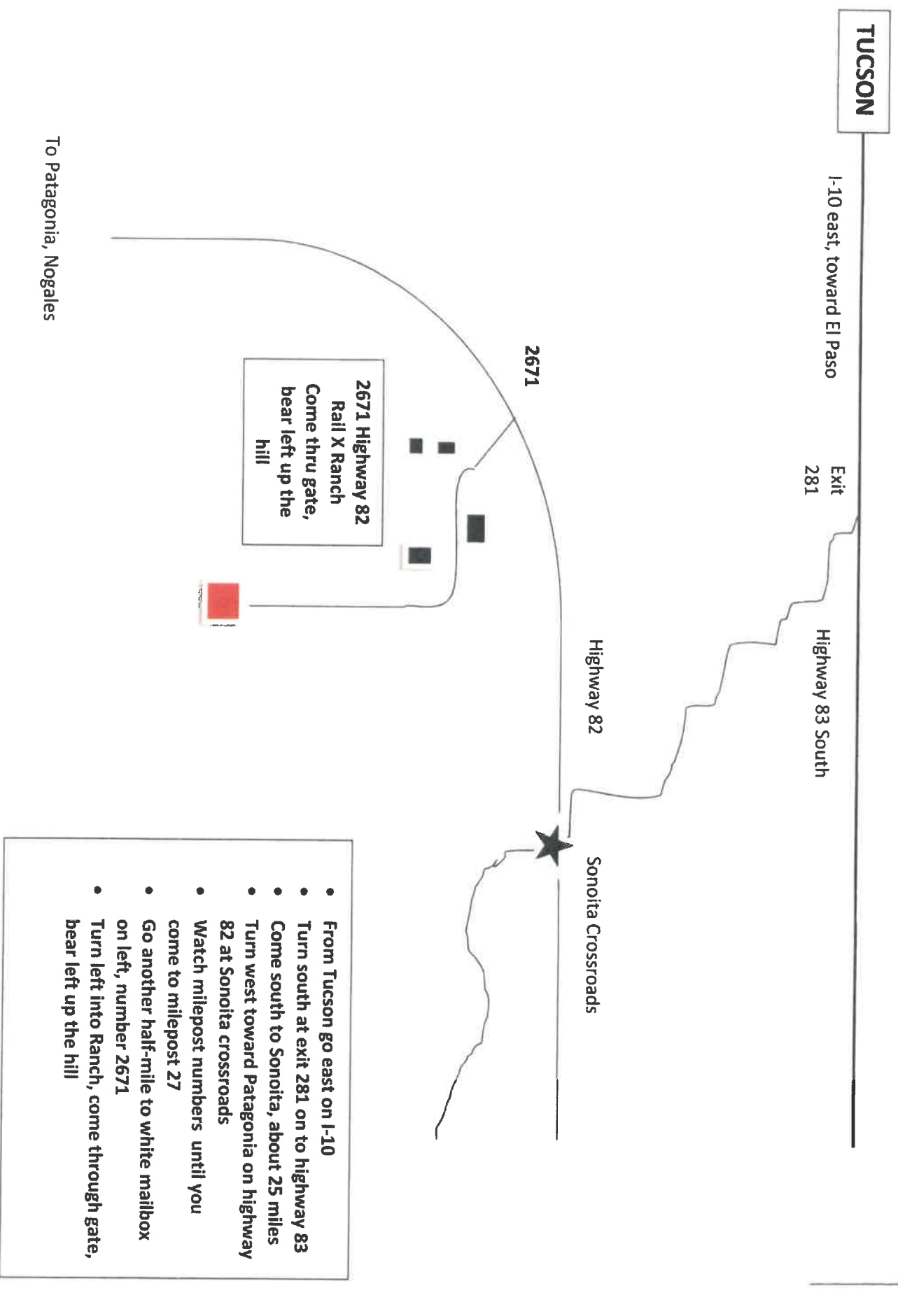
Urban Engineering

777 S. Ahernon Way  
 Tucson, AZ 85711  
 520.318.3600

PREPARED BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]  
 SCALE: 1" = 500'

SHEET 1 of 1

## Directions to Rail X Ranch



- From Tucson go east on I-10
- Turn south at exit 281 on to highway 83
- Come south to Sonoita, about 25 miles
- Turn west toward Patagonia on highway 82 at Sonoita crossroads
- Watch milepost numbers until you come to milepost 27
- Go another half-mile to white mailbox on left, number 2671
- Turn left into Ranch, come through gate, bear left up the hill



## Tax Parcel Numbers:

110-42-301	110-42-330
110-42-302	110-42-331
110-42-303	110-42-332
110-42-304	110-42-333
110-42-305	110-42-334
110-42-306	110-42-335
110-42-307	110-42-336
110-42-308	110-42-337
110-42-309	110-42-338
110-42-310	110-42-339
110-42-311	110-42-340
110-42-312	110-42-341
110-42-313	110-42-342
110-42-314	110-42-343
110-42-315	
110-42-321	
110-42-322	
110-42-006	
110-42-323	
110-42-324	
110-42-325	
110-42-326	
110-42-327	
110-42-328	
110-42-329	

# The History



PARKING AREA AND PATIO  
DATE



PATIO LOUISIANA HOUSE

## **Rail X Ranch History**

This is your opportunity to own the historic Rail X Ranch, set against a landscape that is truly breathtaking! To the West are hypnotic sunsets and to the East is the Coronado National Forest with vistas that seem to go on forever. This is a rare chance to own a piece of Arizona's history. Located at 4,500 feet above sea level temperatures are generally 10 to 15 degrees cooler year-round than in nearby Tucson. This stunning 1739 Acre Ranch Estate features a main residence with casita totaling 11,398 square feet and containing 8 bedrooms, 9 full bathrooms and 3 half baths. The main house was constructed in 1937 and is nestled in the foothills overlooking a tree lined pond and containing numerous patios and porches to enjoy both sunsets and sunrises. The property also has 2 additional homes for employees or managers as well as 3 apartments for employees or guests. The Ranch features a 1930s barn which serves as a workshop and storage area as well as a steel building which could easily be converted to a horse barn. The main compound also includes a large office suite and conference room, the property has everything you need to work from home or to handle ranch operations on site.

After decades without hunting, wildlife abounds at the Rail X Ranch, including deer, dove, quail, and javelina. The birding is exceptional, with more than 260 species documented in the nearby Patagonia Sonoita Creek Preserve. Just South of town, there are myriad opportunities for fishing and boating at Patagonia Lake State Park; and the area is filled with wonderful opportunities for horseback riding and hiking.

The Ranch has the added benefit of having an artesian well on the property with Water bubbling up and feeding a transportation ditch to deliver this precious resource throughout the ranch. Combined with 8 wells situated throughout the property, the Ranch has a unique and valuable asset in its water resources. To complete the picture,

The Rail X is also one of the few ranches in the area which has maintained ownership of the mineral rights for the property. This asset provides “land security” now and into the future.

The Rail X Ranch is truly an iconic and unique part of Arizona’s History and Heritage and provides a rustic setting yet with all of the upscale amenities to enjoy and cherish your living environment!

The Rail X Ranch traces its history back to the late 1800’s. Thomas Hughes founded what was then called Monkey Springs Ranch. Monkey Springs, to this day is home to numerous Coatimundi, called Mexican Monkeys by the locals. He began building the Rail X Ranch House which remains to this day. In 1883 Hughes sold the property to Rollin R. Richardson, who had been a wildcatter and pioneer of the pipeline business in Pennsylvania. Richardson renamed the ranch “Pennsylvania Ranch” in honor of his home state. During the drought of 1892-3 Richardson lost 2/3 of his herd and was forced to go into debt. As the situation worsened, his partners (British Investors) got cold feet and he bought out their shares. He was now down to his last 4000 head in Arizona and \$25,000 in debt.

By 1901 the wildcatter turned cattleman had had enough and sold the Rail X Ranch to Vail & Ashburn. The total added up to about 5000 acres of land. The 500 acres he still owned, Richardson reserved for himself and used it to found and develop the town of Patagonia.

In 1928 Oskar Ashburn sold the Rail X Ranch to Henry Boice of the Chiricahua Cattle Co. Who in turn sold the property to David Jeffcott in 1935, a chemical industrialist from New Jersey. It was Jeffcott who built the “Casa Rosada” up on the hill above the original ranch house in 1937. Sunset Hill as it was officially named still serves

as the main residence of the ranch today. Jeffcott intended it to be a reminder of colonial Santa Fe. He went as far as to hire Mexican artisans to hand set the red rocks used to build the lower level of the house. The stones were so precisely set that no mortar was necessary. On the upper level however, colonial Santa Fe authenticity took a back seat to durability and modern construction methods as the upper structure was built of concrete with “fake” vigas.

During the 1950's the Rail X Ranch succumbed to the rage of the day; “dude ranching”. The new owners Helen and Walter Kolbe were not your run of the mill guest ranchers as their son Jim would later become one of Arizona's most famous congressmen; The Honorable Jim Kolbe. Walter Kolbe sold the ranch to Raymond Rich in 1965 who in turn sold it to his business partner Count Ferdinand von Galen in 1973. The Count owned the property longer than any of his predecessors and it is now his heirs who are giving some a very lucky buyer the chance to own a part of this unique and historic part of Arizona ranch history.

The American West is one of this nation's most precious resources and this is your opportunity to be part of it.



# Media Coverage



The Rail X Ranch. (Photo courtesy of Russ Lyon Sotheby's International Realty)



# Arizona Daily Star

FRIDAY, AUGUST 18, 2023 | [tucson.com](http://tucson.com)



PROVIDED BY WATERFALL MEDIA

The Rail X Ranch sits on 1700 acres with three homes and a private lake. The ranch in Patagonia that is the most expensive home for sale in Southern Arizona in the last 30 years, with a price tag of \$30 million.

## Historic ranch in Southern AZ can be yours for \$30M

GABRIELA RICO  
Arizona Daily Star

A historic ranch in Patagonia that was a childhood home to late congressman Jim Kolbe is for sale.

With an asking price of nearly \$30 million, it is the most expensive residence listed for sale in Southern Arizona in at least 30 years.

Rail X Ranch, built in 1937, has two barns, three apartments, a casita, three standalone homes and a private lake.

Listed by associate broker

Gary Brasher, of Russ Lyon Sotheby's International Realty, the multilevel estate is on 1,739 acres at 2671 Arizona 82 in Santa Cruz County.

"Jim lived there as a child," Brasher said. "His parents operated it as a guest ranch."

Kolbe's parents, "an independent-minded Arizona cattle rancher and an elegant candy heiress from Chicago," according to the obituary his family wrote when he died last year, bought the ranch when he was 5. He worked there as a farmhand as

a boy. Kolbe was first elected to the U.S. House in 1984 and went on to serve 11 terms representing Southern Arizona.

The main house has a floor-to-ceiling library and there is artwork throughout the house.

All the living quarters total 17,856 square feet of space with 15 bedrooms, 15 bathrooms and four half-bathrooms.

"Every once in a great while a part of Arizona's history comes available on the market — a signature property that is unique and breathtaking in its beauty

and as diverse as the Arizona landscape," Brasher said. "The Rail X Ranch is such a property."

Among the features of Rail X Ranch are a private lake and an artesian well, which flows without mechanical intervention.

Please see RANCH, Page A2

**WATCH:** For a video tour of the Rail X Ranch property in Patagonia, point your smartphone camera at the QR code and tap the link. [NEWSVU](#)

## Pentagon review calls for academy reforms

LILITA C. BALDOR  
Associated Press

WASHINGTON — The U.S. military academies must improve their leadership, stop toxic practices such as hazing and shift behavior training into the classrooms, according to a Pentagon study aimed at addressing an alarming spike in sexual assaults and misconduct.

U.S. officials said the academies must train student leaders better to help their classmates, and upend what has been a disconnect between what the cadets and midshipmen are learning in school and the often negative and unpunished behavior they see by those mentors.

The review calls for additional senior officers and enlisted leaders to work with students at the Army, Navy and Air Force academies and provide the expanded training.

The report, which was released Thursday, says that too often discussions about stress relief, misconduct, social media and other life issues take place after hours or on the weekends.

The report recommends that those topics be addressed in classes and graded to promote their importance.

The study comes on the heels of a report this year that showed a sharp spike in reported sexual assaults at the academies during the 2021-22 school year. It said that one in five female students said in an anonymous survey that they experienced unwanted sexual contact. The survey results were the highest since the Defense Department began

Please see REFORMS, Page A2

UA MEN'S BASKETBALL | MIDEAST TOUR | ABU DHABI

## Ballo: Grand Mosque 'special'

UA's only Muslim player plans return Friday prayer visit

BRUCE PASCOE  
Arizona Daily Star

ABU DHABI, United Arab Emirates — Oumar Ballo draped his legs off the backward-facing rear seat of a golf cart shuttling the Arizona

Wildcats on a VIP tour of the dazzling Sheikh Zayed Grand Mosque, a visit timed perfectly to take advantage of the sunset through the hazy, heavy Gulf sky.

The Wildcats' senior center from Mali, and their only Muslim player, Ballo was at home.

But he was also not at home.

"We live a three-minute walk from a mosque, so I'm pretty much used to going to a mosque," Ballo said.

"But I've never been somewhere like this. This place is special. Never in my life I thought I would have an opportunity to come to a place like this."

After taking photos in the extravagant gold-accented courtyard of the Grand Mosque, named after and commissioned by the UAE's first president in 1996 but taking nearly

Please see BALLO, Page A2



Oumar Ballo (pictured Sunday during an interview with local media in Tel Aviv) is the UA men's basketball team's only Muslim player. With the Wildcats now in Abu Dhabi, United Arab Emirates, the team's visit to the region's Sheikh Zayed Grand Mosque had an even more profound impact on the redshirt junior from Mali.

YEHUDA HALICKMAN,  
SPORTSRABBI.COM

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PRIVATE PROPERTIES

# An Arizona Ranch Aims for A Local Record

In Patagonia, Ariz., a roughly 1,700-acre ranch asking \$29.95 million is Southern Arizona's most expensive residential listing.

Known as the Rail X Ranch, there are several structures on the property including a main house, a guest casita, two

stand-alone employee houses and three employee apartments, according to listing agent Gary Brasher with Russ Lyon Sotheby's International Realty.

**FOR SALE**  
**\$29.95**  
**MILLION**  
1,700 acres, main house, pool, guest casita

The sellers are Ferdinand von Galen and his mother, Countess Anita von Galen, according to Brasher. Ferdinand von Galen said his mother and father, the late banker Count Ferdinand von Galen, bought the ranch as a holiday home for around \$6 million in 1973.

His father grew up in Germany reading about the Wild West and first visited Southern Arizona in the 1960s. "When he came here he was like 'Wow, this is exactly what I imagined,' because it really was the Wild West in those days," his son said.

Patagonia is in Santa Cruz County and sits between the Patagonia and Santa Rita mountains, around 20 miles from the Mexico border, according to Brasher.

Ferdinand von Galen said he moved to the ranch in 2020 to be with his parents. His father had moved from Europe to the ranch full time in the early 1990s. His mother, a banker by trade and a private investor, split her time between Europe and Arizona be-



Purchase price in 1973: \$6 million

cause of business, then moved to the ranch full time in 2016. His father died last year and his mother still lives on the property.

The main home spans roughly 9,000 square feet with six bedrooms, Brasher said. In addition to a private lake, the ranch has an

artesian spring, a pool and trails. The property, which is also a working cattle ranch, maintains all its water and mineral rights, said Brasher.

Southern Arizona encompasses Pima, Santa Cruz and Cochise counties, according to Brasher. If

von Galen's ranch sells at or near its asking price, it will be the region's most expensive recorded home sale, he said. The record is currently held by a home in Pima County, which sold early this year for around \$8.4 million.

—*Libertina Brandt*

## A Shooting Club Property Lists

A hunter's paradise in Okeechobee County, Fla., is hitting the



The architecture is Adirondack-style.

and South Florida for the past 25 years, said Jim Patrick. He said they were drawn to Pine Creek Sporting Club because of its outdoor and hunting amenities.

inspired by Adirondack-style architecture, to pay homage to their time in New York, and has an exterior made of rough-cut stone walls and rustic wood siding.



# VALLEY & STATE

## THROUGH STORMY SKIES



A Southwest Airlines jet from Oakland files between thunderstorms on its way to Sky Harbor airport.

PHOTO BY SCHWABER FOR THE REPUBLIC

## Study: Tempe police see 58% drop in use-of-force injuries

MIKE SANTA CRUZ  
Arizona Republic  
USA TODAY NETWORK

Tempe police officers who have been trained to de-escalate tense encounters injure other people half as often as their peers who did not get trained, a new study shows.

The Journal of Experimental Criminology found in a study published Friday that there was a positive effect on Tempe officers that went through de-escalation training in early 2020.

By evaluating administrative use of force data and body-worn camera footage, researchers found that trained officers used force tactics such as take-downs and strikes less often. They also spent more time at scenes of encounters, and they were 58% less likely to injure a citizen when using force.

Researchers also found that there was no increased risk of officer injury —

contrary to a concern that critics of de-escalation training have raised.

Training focused officers on key areas: personal care, self-management of identifying one's limits and seeking additional skills, being aware of resources that may help mitigate tension and, after an incident, debriefing and checking on peers.

There was no significant change in overall use of force levels, according to the study. Researchers stated this is likely due to the effects of the pandemic on the city and that the department had infrequent use of force. Nonetheless, there were positive changes within use-of-force practices for trained officers.

Some of the positive findings indicate that other police agencies should be looking inward, according to Keith Bulford of the city's Public Safety Advisory Task Force.

"We need to continue using de-escalation practices that don't result in bodily

injury or death," he said. "There should be an indication on the practices that most police departments are instructed to engage in. That at the end of the line there could potentially be a loss of life," he said.

Bulford said those practices need to be continued, even looking into the smallest aspects such as which lethal weapons are positioned on one's dominant side. He said he believes that one of the most important ways an officer can reduce de-escalation training is to decide which weapons to use and where to aim them.

"Those sorts of things like this study and what not can help pull away from that negative narrative that they're just a bunch of firearms-brandishing cowboys because that informs de-escalation practices."

The Tempe Police Department did

See **USE-OF-FORCE**, Page 13A

## Ranch compound in Patagonia on market for \$30M

CATHERINE BRONNER  
Arizona Republic  
USA TODAY NETWORK

A more than 4700-acre ranch with three homes, multiple apartments, two barns and its own lake in Patagonia is for sale. The asking price is almost \$29.95 million.

It's the priciest property to be listed in southern Arizona in the past three decades, according to Russ Lyon Suther-

by's International Realty.

Called Bull X Ranch, the estate was built in 1937. The family of the late Jim Kolbe, a well-known Republican from Tucson, bought it in the 1940s, and the former U.S. representative grew up there. The Kolbe family owned the ranch until 1960s.

The property, located south of Scottsdale and near State Route 82, has a total of 87,956 square feet of living space, including 15 bedrooms and 10 bathrooms.

The main home has vaulted ceilings, a grand fireplace and black-and-white checkered floors.

"Every once in a great while a part of Arizona's history comes available on the market," said Russ Lyon associate broker Gary Brasher. "The Bull X Ranch is such a property."

The property, which is located next to the Coronado National Forest, has an artisan well and includes all its mineral rights.



E.J. Montini  
Columbic  
Arizona Republic  
USA TODAY NETWORK

## Arizona GOP keeps quiet on accused gropers

It is not often that a 2-year-old story about a man accused of groping women at a nightclub gets a lot of attention in the local media.

The only reason for such a thing to happen would be if the alleged groper was affiliated with a person or an organization of some renown.

Yes. And yes.

The Arizona Republic's Ryan Ranzano produced a lengthy article about how Boris Epshteyn — a special adviser to Donald Trump who worked with Arizona Republicans in an attempt to overturn the state's 2020 election results — was accused of groping women at the Brittas Blonde nightclub in Scottsdale in October 2021.

Not only that, but Epshteyn also is suspected of being "Co-Computer 6" in the most recent federal indictment of Trump, which undoubtedly will cause the high intensity spotlight of the news to continue illuminating this particular dark corner of Epshteyn's past.

Back in 2021, a woman who described Epshteyn as a "fatty Tony Soprano" told Scottsdale police about a creepy guy "touching her chest, reaching her hips, touching her crotch."

Epshteyn was at first charged with "assault coaching," "attempted sexual abuse" and more, but those charges were later dropped and he pleaded guilty to disorderly conduct and sexual protection.

The conviction was set aside in January.

From what I've seen in the days since the news broke, the Arizona Republican Party, with whom Epshteyn worked to closely following the election, has said absolutely nothing.

This is the same party that has flouted on gay and trans people, making unfounded accusations of grooming about them and anyone who treats them with dignity.

Look at what happened during the last legislative session. Republicans pushed bills aimed at the LGBTQ community ranging from bathroom restrictions to book banning.

There was no evidence of a problem. No police body cam video, unlike the weedy stuff taped outside that Scottsdale nightclub.

There were, however, rhetoric proposals in the Legislature like a ban on public school employees and contractors from using a student's preferred name or pronouns unless a parent has given permission.

And several other bills aimed at demeaning and restricting things like drag performances.

The vital was cheap political theater aimed at striking the Republican base into a frenzy over "groomers" and generating contributions for the GOP all under the guise of defending morality.

However, when information surfaced about a Republican operative

See **MONTINI**, Page 14A

# Inside the most expensive property right now in southern Arizona

A rare gem, the Rail X Ranch boasts two barns, a casita, three apartments, three standalone homes, including the main house, plus its own private lake.

Queen Creek Sun Times Staff  
Aug 20, 2023 10:05 AM



1 / 5 Listed by Gary Brasher, associate broker of Russ Lyon Sotheby's International Realty, the Rail X Ranch is an awe-inspiring property spanning approximately 1,700 acres and featuring two barns, a casita, three apartments, three standalone homes, plus its own private lake. | Russ Lyon Sotheby's International Realty | Submitted



[Russ Lyon Sotheby's International Realty](#) has announced the rare and historical listing of a nearly \$30 million ranch that promises to redefine luxury living amidst the natural splendor of Patagonia.

Listed by Gary Brasher, associate broker of Russ Lyon Sotheby's International Realty, the Rail X Ranch is an awe-inspiring property spanning approximately 1,700 acres and featuring two barns, a casita, three apartments, three standalone homes, plus its own private lake.



ARIZONA NEWS

# Arizona's historic Rail X Ranch, including private lake, for sale with price tag of nearly \$30M

Feb 18, 2023, 4:31 AM

BY KEVIN STONE  
KTAR.com

Show ↗



The Rail X Ranch is for sale with a \$29.95 million asking price, the highest for a residential property in southern Arizona in the last 30 years, listing agent Russ Lyon, Sotheby's International Realty, said in a press release Wednesday, Aug. 17, 2023. Photo: Lyon, Sotheby's International Realty/Phoenix

**PHOENIX** - A historic, sprawling Arizona ranch with a private lake can be all yours if you can wrangle up about \$30 million.

The **Rail X Ranch** is for sale with a \$29.95 million asking price, the highest for a residential property in the southern part of the state in the last 30 years, listing agent Russ Lyon, Sotheby's International Realty said in a press release Wednesday.

"Every once in a great while a part of Arizona's history comes available on the market," Gary Brasher, associate broker with the Scottsdale-based agency, said in the release. "A signature property that is unique and breathtaking in its beauty and as diverse as the Arizona landscape, the Rail X Ranch is such a property."

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Real Estate  
Get a high quality home

## A 1,700-Acre Ranch in Southern Arizona Hits the Market for \$29.95 Million

The Palaparra property is the most expensive residential listing in the region

By [Christina Rivera](#) | Updated: 11/15/2023 10:00 AM | [View Article](#)



The Palaparra property is the most expensive residential listing in the region.

Real Estate

A Palaparra Ranch in Sonora is the most expensive listing in the region, with a price tag of \$29.95 million.

Known as the Palaparra Ranch, it is a 1,700-acre property including a main house, a guest house, two rental units, a swimming pool, and two single-story apartment buildings. It is being sold by the Palaparra family through a private equity firm.

The listing is the most expensive residential listing in the region, according to Realtor.com. The listing is the most expensive residential listing in the region, according to Realtor.com.

Are we scrolling past AI's best issues too quickly?

See more AI

# Well Information

(Private Lake)



## Well Registration Numbers:

- 55-544810
- 55-54811
- 55-624881
- 55-624884
- 55-517981
- 55-903330
- 55-624882
- 55-544812
- 55-223479



