

The Historic Rail X Ranch

2671 Highway 82, Patagonia AZ



Presented By:

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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

❖ 2nd Floor

- Kitchen
- Formal Dining Room
- Cantina + 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 , Adjacent to Main Home

- 2 Bedrooms
- 2 Full Bath
- Kitchenette
- Patio

Additional Living Quarters:

- 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:

- 1,736 Deeded Acres
- 8 Private Wells
- 2 Naturally occurring Artesian Springs
 - Cottonwood Springs (North)
 - Monkey Springs
- 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

~Well Registration Numbers:

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



RAIL X | PATAGONIA AZ 85624



8 BED | 6 FULL BATH 3 HALF BATH | +CASITA + EMPLOYEE
QUARTERS + BARN + HUNTING CABIN ON 1,736 ACERS

FROM THE STORYBOOK OF YEASTERYEAR



Whichever way you turn, the views and vistas go on for miles and the sunsets are absolutely jaw dropping. Opportunity is abundant for someone looking to create their own private retreat. The main home features artisan details not found in today's homes from the saguaro rib lined patio covers, to the iron details found throughout the home to the spectacular built-ins that many of us dream about today. The main home features six bedrooms, six bathrooms and three half-baths. Expansive windows naturally light up the dining room which seats at least 20. The exceptional sitting room is quite perfect for the most festive gatherings you can imagine! This room features an amazing hidden built in bar, concrete fireplace and access to one of the many balconies with views, views, views. Additionally there is a fantastic cantina downstairs that simply must be enjoyed. The kitchen is open and sunny which certainly doesn't make preparing meals feel like a chore. Of course there is a Butlers Pantry and pass through for ease of entertaining. Additionally there is a detached casita featuring a library, living room, two bedrooms and two bathrooms.

This short description barely scratches the surface of this amazing property, please scan the QR Code for all the amazing details

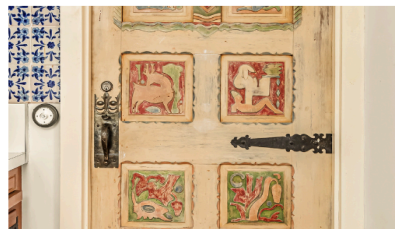


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1,736 ACRES 2 SPRINGS MINERAL RIGHTS & MORE

Scan here for the house tour:



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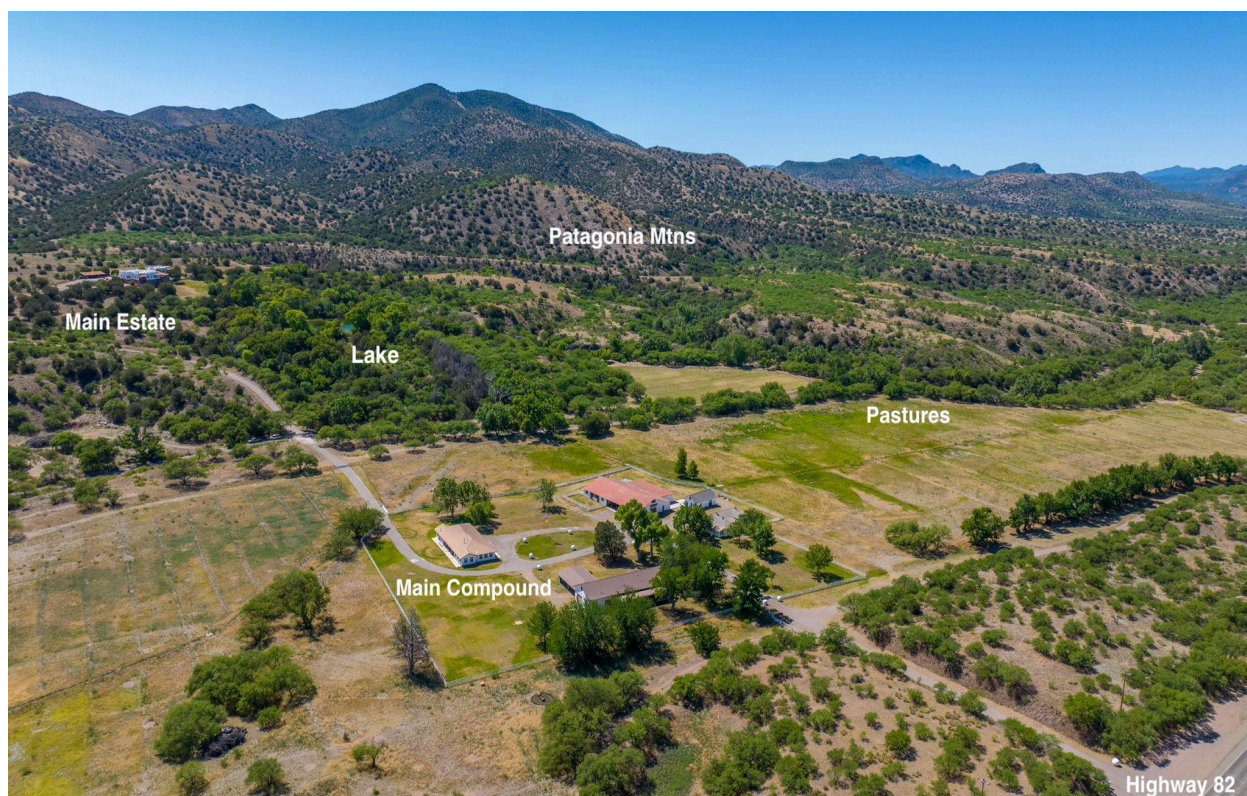
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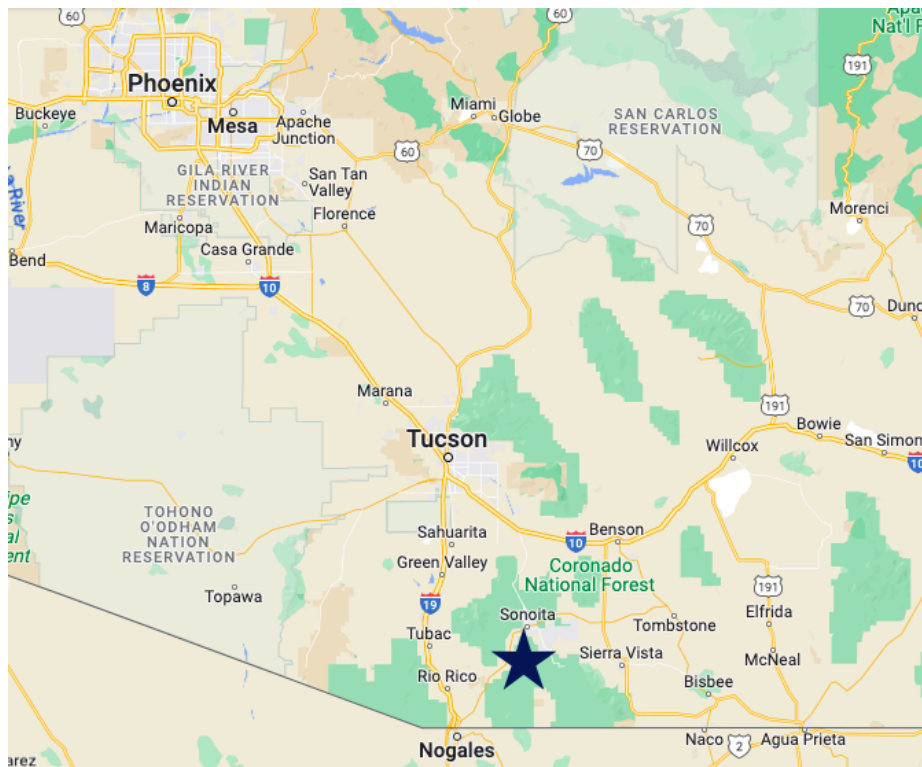
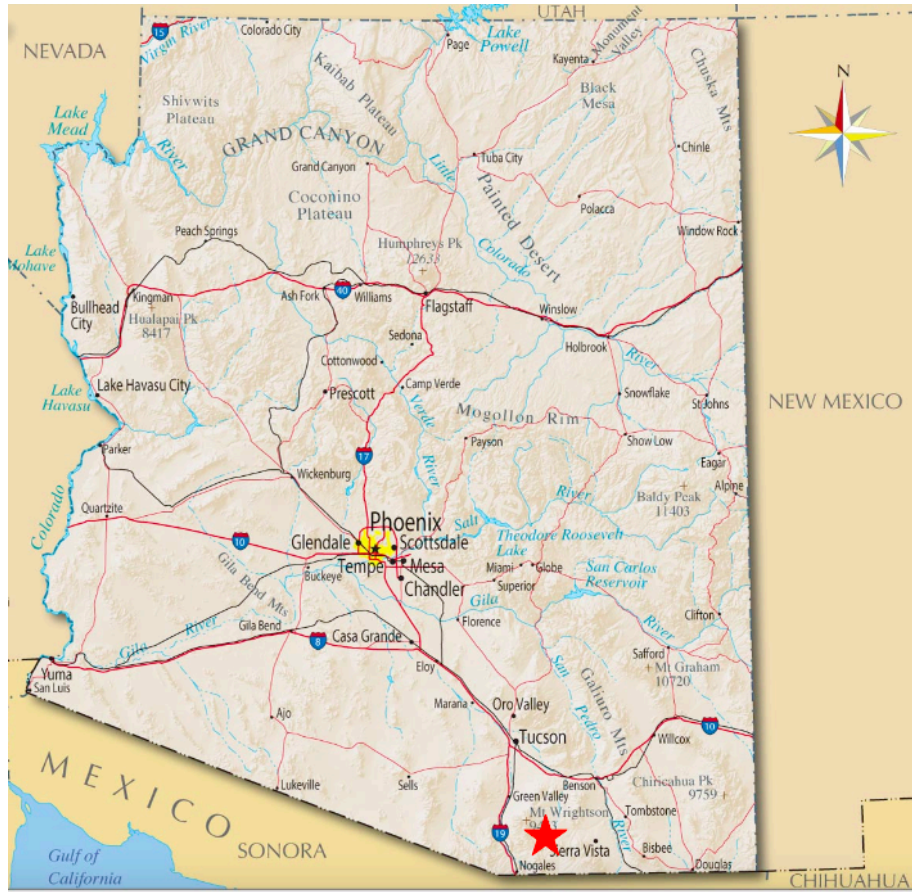


IF YOU ARE CURRENTLY WORKING WITH AN AGENT, THIS IS NOT MEANT AS A SOLICITATION.

PTA

Maps

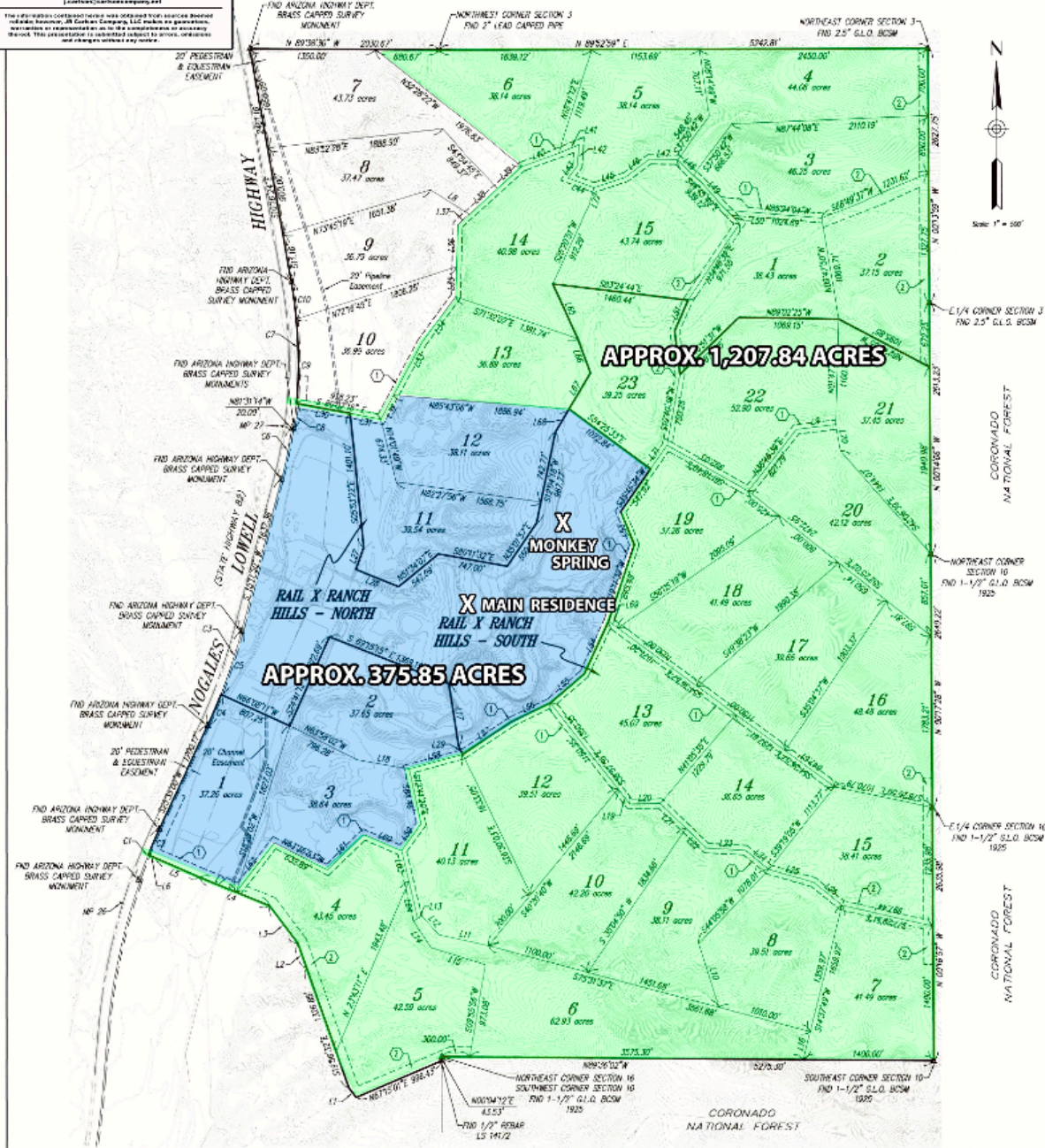




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COMPANY

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NOTE:

1. PARCEL WILL NOT BE SUBDIVIDED
2. ROAD TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION

KEYNOTE:

1. 100' WOODS, FOREST & UTILITY EASEMENT
2. 100' FOREST AND EASEMENT
3. 1' NO ACCESS EASEMENT
4. 20' UTILITY EASEMENT

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
11	124.74	S89°12'40"E	120	492.27	S74°10'20"E	149	497.11	S44°45'49"E
12	275.00	S74°45'49"E	121	392.25	S51°54'15"E	150	200.00	S44°45'49"E
13	483.00	S37°56'10"E	122	244.16	S19°54'50"W	151	350.00	S24°20'43"W
14	806.88	S08°30'59"E	123	491.86	S08°53'10"E	152	437.00	S08°30'22"E
15	508.70	S89°12'40"E	124	706.00	S08°39'23"E	153	372.80	S23°55'24"E
16	89.31	S67°11'41"E	125	502.85	S08°07'15"E	154	604.42	S29°39'49"W
17	420.88	S08°30'59"E	126	325.38	S08°07'15"E	155	473.66	S50°19'54"W
18	487.43	N58°28'12"W	127	294.10	S28°01'21"W	156	457.31	N03°01'54"E
19	428.42	N03°01'54"E	128	628.00	S28°01'21"W	157	638.77	S06°59'26"W
20	595.43	S70°12'21"E	129	602.00	S1°10'24"W	158	505.20	S74°50'48"W
21	542.87	N28°01'03"W	130	372.36	S01°55'25"W	159	350.46	S36°34'47"W
22	268.45	N44°15'32"W	131	429.50	S01°55'25"W	160	438.04	N07°29'02"W
23	101.45	S21°34'18"W	132	162.39	N40°14'50"E	161	540.48	S45°55'14"W
24	336.94	S33°57'17"E	133	405.72	N40°14'50"E	162	660.01	S38°19'33"W
25	609.53	N17°04'10"W	134	356.16	N40°14'50"E	163	374.87	S13°35'10"E
26	300.00	S14°27'49"W	135	478.46	S70°03'04"W	164	400.00	S13°35'10"E
27	852.61	S08°30'59"E	136	230.36	S70°03'04"W	165	630.25	S25°11'13"E
28	572.73	N03°01'03"W	137	274.28	S01°12'53"W	166	380.39	S09°40'40"E
29	200.00	S20°19'20"E	138	66.65	S40°01'50"W	167	439.42	S71°58'47"W
30	329.02	N40°14'50"E	139	283.57	S09°50'53"E	168	382.40	S31°58'40"W
31	377.51	S45°14'42"E	140	389.00	S71°58'40"W	169	121.20	N54°36'57"W
32	300.00	S45°14'42"E	141	371.53	S53°20'48"W	170	375.44	S70°06'47"E
33	416.18	S07°08'08"E	142	326.76	S09°01'42"E	171	305.29	S35°45'34"W
34	322.18	S51°14'00"E	143	240.01	S44°45'49"E	172	188.89	S12°22'05"W

CURVE	LENGTH	RADIUS	DELTA
C1	578.28	6174.14	52°24'11"
C2	294.56	6174.14	2°42'51"
C3	1047.73	5779.87	102°21'07"
C4	332.96	5779.87	22°34'36"
C5	634.77	5779.87	62°54'36"
C6	540.80	4683.66	87°45'19"
C7	1532.95	4683.66	18°45'19"
C8	263.50	4683.66	57°11'12"
C9	883.50	4683.66	10°48'29"
C10	389.96	4683.66	47°45'30"

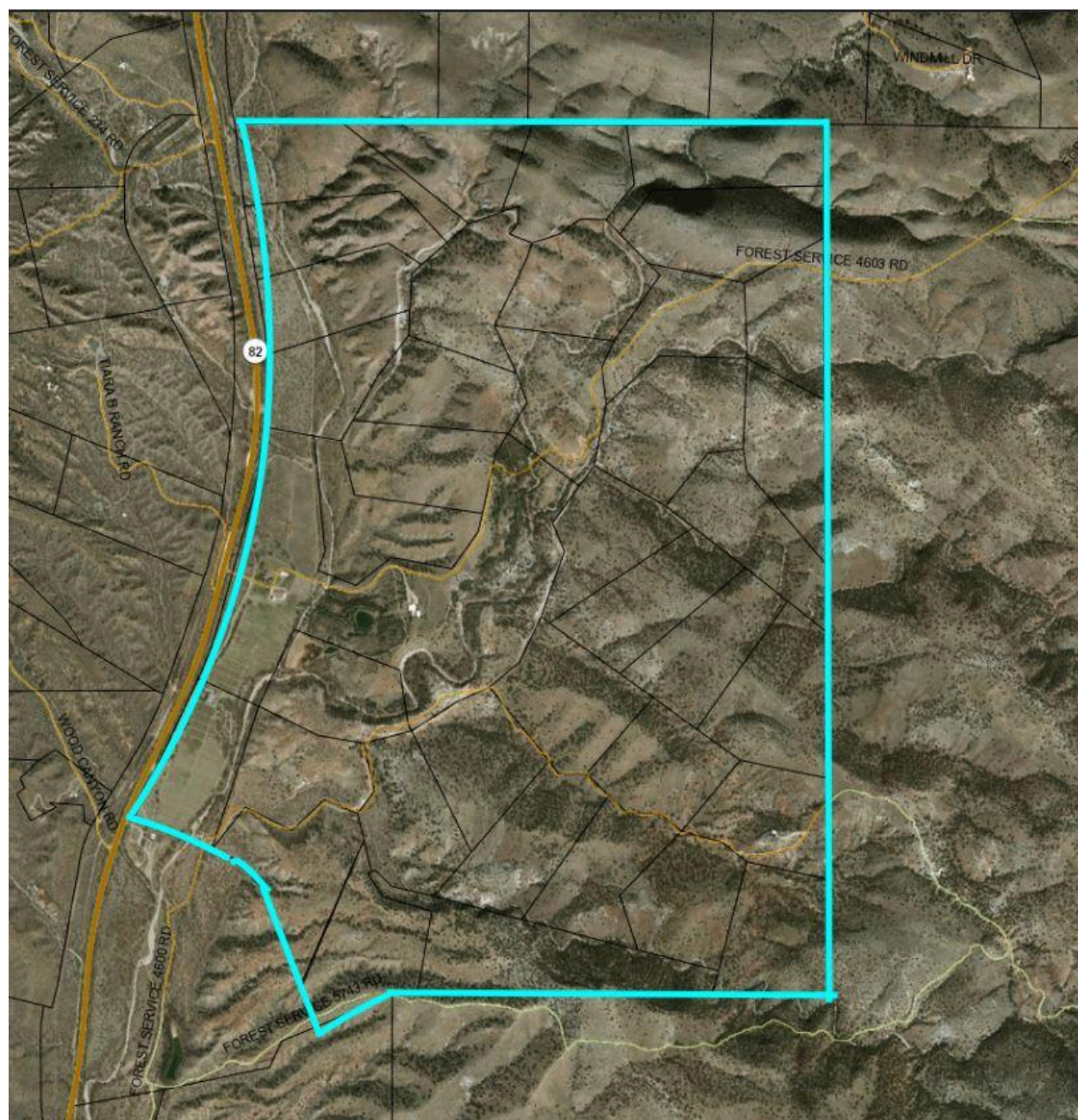
RAIL X RANCH HILLS-NORTH, LOTS 1-15
RAIL X RANCH HILLS-SOUTH, LOTS 1-23

1555.8 ACRES
SANTA CRUZ COUNTY, ARIZONA

Urban Engineering

877 S. Alvarado Hwy
Tucson, AZ 85711
520.276.2800

PREPARED BY: JLC
DRAWN BY: JLC
CHECKED BY: JLC
DATE: 08/01/2021
SCALE: AS SHOWN
SHEET: 1 OF 1
JOB NO.: 18031



Tax Parcels:

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

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 even 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 spring 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!

Historical Section:

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 Chircahua 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. It's a desire embedded in the American soul. Privacy, freedom and a piece of earth to call your own. A piece of earth where the only thing you hear is a coyote's howl or a hawk's lonely cry... where the only thing you see is a mountain's silhouette and a star-studded sky. A piece of earth so undisturbed and unspoiled... it is simply unforgettable.

Media Links:

- Wall Street Journal:
<https://www.wsj.com/real-estate/luxury-homes/a-1-700-acre-ranch-in-southern-arizona-hits-the-market-for-29-95-million-961c294>
- Mansions Global:
<https://www.mansionglobal.com/articles/a-1-700-acre-ranch-in-southern-arizona-hits-the-market-for-29-95-million-2b9b3d49>
- AZ Central / Arizona Republic:
<https://www.azcentral.com/story/money/real-estate/2023/08/16/1700-acre-az-ranch-compound-on-market-in-patagonia-for-nearly-30m/70604474007/>
- MSN Money Canada:
<https://www.msn.com/en-ca/money/finance-real-estate/a-1-700-acre-ranch-in-southern-arizona-hits-the-market-for-29-95-million/ar-AA1fh6i0>
- Arizona Daily Star:
https://tucson.com/news/local/subscriber/ranch-sale-patagonia-jim-kolbe/article_db3b9b4-3c79-11ee-ae9e-ef28151a3577.html#tracking-source=home-the-latest
- KGUN 9 News:
<https://www.kgun9.com/news/local-news/historic-patagonia-ranch-for-sale-29-9-million>
- KTAR:
<https://ktar.com/story/5529426/southern-arizonas-historic-rail-x-ranch-including-private-lake-for-sale-with-price-tag-of-nearly-30m/>
- Queen Creek Sun Times:
<https://www.queencreeksuntimes.com/local-news/inside-the-most-expensive-property-right-now-in-southern-arizona-7429603>
- Arizona Progress and Gazette:
<https://arizonaprogressgazette.com/russ-lyon-sothebys-international-realty-lists-most-expensive-property-ever-in-southern-arizona/>
- AZ Foothills:
[On the Market: A Nearly \\$30M Ranch That's Southern Arizona's Most Expensive Property - In House \(arizonafoothillsmagazine.com\)](#)