



# **Lazy J2 Ranch Estates**

# J2 RANCH ESTATES

*Panoramic Vistas In The San Rafael Valley*



Stunning Beauty of the Renown SAN RAFAEL VALLEY

## LIVE Your Dream

Corporate Retreat – Personal Retreat  
Retirement Hide-Away – Boutique B&B  
Glamping Destination – HEMP Cultivation  
Vineyard – Equestrian Center

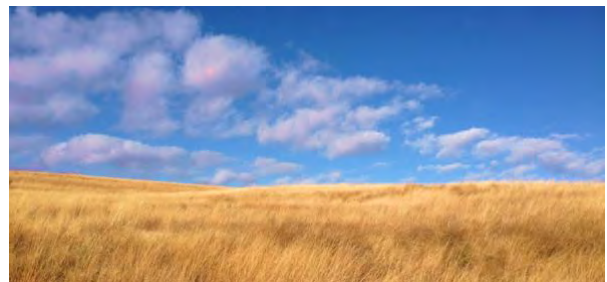
Rarely are small parcels available in the Legendary San Rafael Valley. Over 80% of the San Rafael Valley is under Conservation Easement with no building or development of any kind.

This makes the three Large Building Envelopes of the  
**J2 RANCH ESTATES** extremely valuable.

**EXCLUSIVE – TROPHY PROPERTY**



September Color Along the Santa Cruz River



Rolling Golden Winter Grasslands Blanket the San Rafael Valley

# 2 Remaining Parcels FOR SALE

In the San Rafael Valley large ranches pass from generation to generation – unavailable for purchase on the open market. This makes the J2 ESTATES an extraordinary opportunity today and valuable as an investment.



## LAZY J2 SOUTH

430 ACRES with a 17.8 ac BUILDING SITE

## LAZY J2 NORTH

524 ACRES with a 20 ac BUILDING ENVELOPE





Corporate Retreat

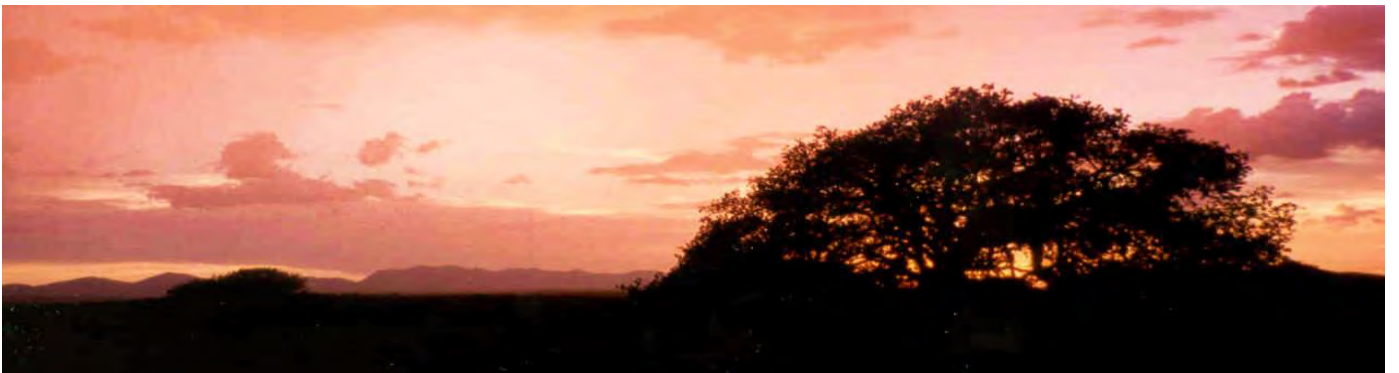


Equestrian Property



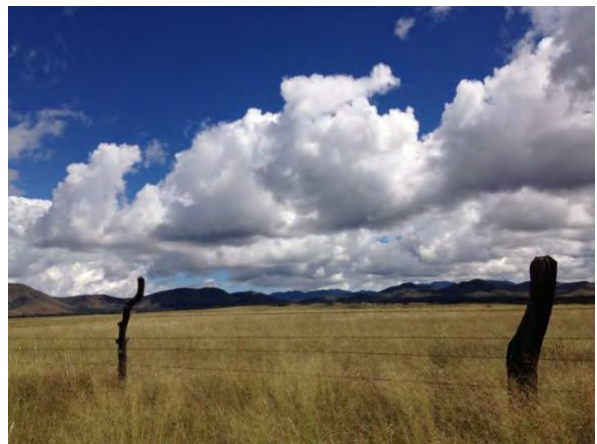


Retirement Treasure





A Place to **LIVE** and make **MEMORIES**





A Place to Quiet the **Mind...** Rejuvenate **Body and Soul**



# J2 RANCH ESTATES

for Additional Information & Videos go to...

[WWW.LAZYJ2RANCH.COM](http://WWW.LAZYJ2RANCH.COM)

2 Parcels left:

## IDEAL CORPORATE OR PRIVATE RETREAT IN SE ARIZONA

J2 South - 430 ac with 17.8 ac building envelope – House – Corrals – 2 Wells

J2 North - 524 ac with 20 ac building envelope in Mature Oak Grove – 1 Well

J2 East - 160 ac with well - **SOLD**

### Lazy J2 South – 430 Ac

17.8 acre Building Envelope with Existing 1500 Sq. Ft. Home

- One Bedroom + Guest Alcove – Full Bath – Fireplace
  - Wrap-around Screen Porch & Ramada
- All Electric Appliances – Underground Electric - AC & Heat Pump
  - Large attached Workshop/Storage – 3 Vehicle Steel Carport
  - Tack Room with Full Bath – Hot & Cold Water – Flood Lights
    - Mature Trees – Lawn – Perennial Flowers
    - Timed Sprinkler & Drip Irrigation Systems
      - 50x50 Fenced Vegetable Garden
- One Bedroom Park Model Home – Storage Shed & Carport - all electric
  - 50 Amp RV Site
- 2 Working Windmills with Submersible Pumps + Solar Water Storage
  - Extensive Pipe Corrals - 5 Fenced Paddocks + 3 Large Pastures
    - Contiguous to USFS Coronado Nat'l Forest

### Lazy J2 North – 524 Ac

- Sweeping Panoramas
- 20 Ac Building Site in Mature Oak Grove
  - Magnificent Sweeping Valley Views
    - Working Windmill
  - Dirt Tank - Ring Tank and Drinkers
- Contiguous to USFS Coronado Nat'l Forest  
Unpaved Airstrip – Seasonal use

Property is under Conservation Easement with Arizona Land & Water Trust

**Owner will finance with 30% Down**

**Will consider Interest Only at 7% for Five Years**

**Potential Land Sale Leaseback TAX Incentive Option**

Owner: Sidney Spencer 520 841-2420 – [Sidney@Dakotacom.net](mailto:Sidney@Dakotacom.net)

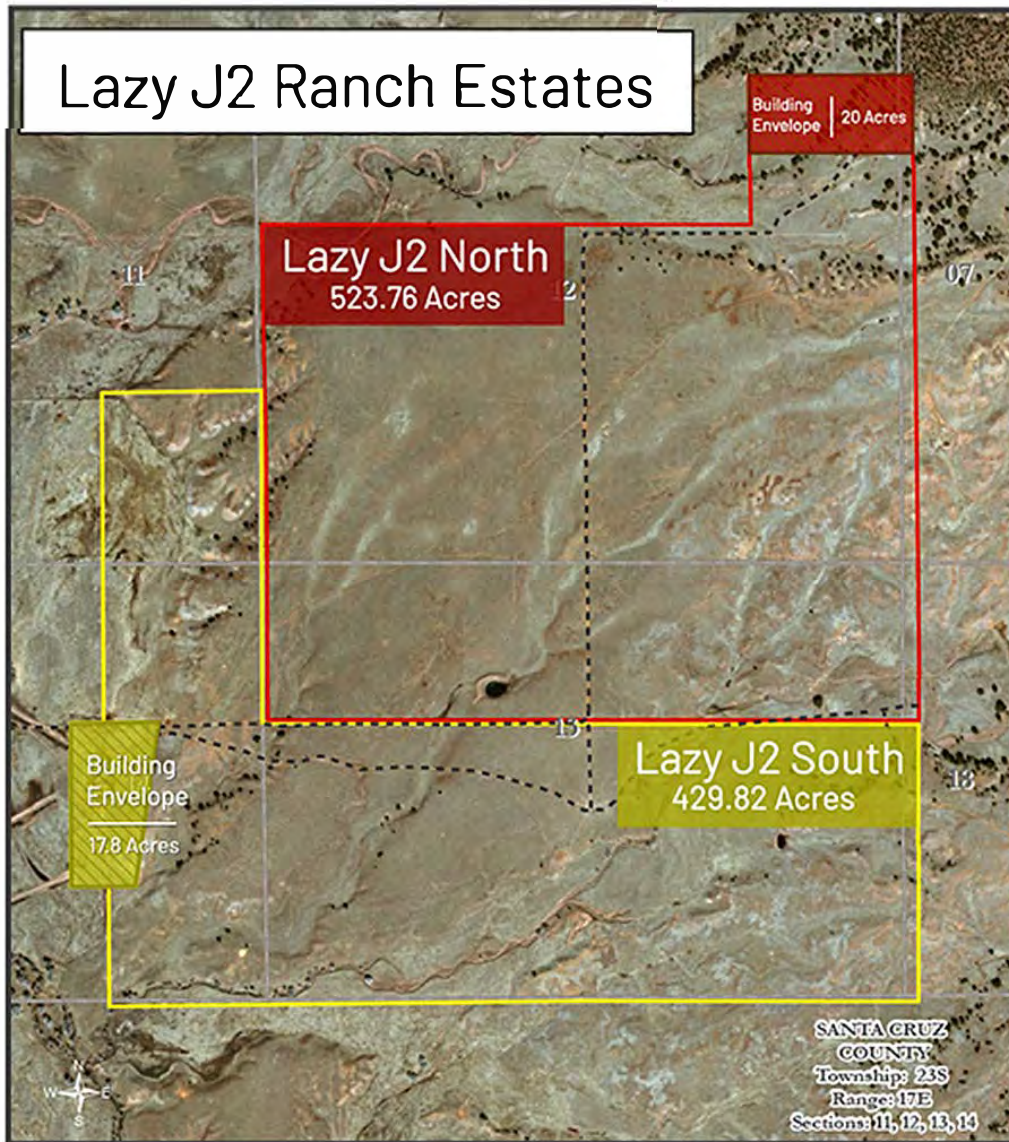
FIRST UNITED REALTY - Ranch Broker: Marty Ryan 520 429-0746 – [Marty@MartyLRyan.com](mailto:Marty@MartyLRyan.com)





# Lazy J2 Ranch Offering

## Property Split



### Lazy J2 North - 523.76 Ac

- Sweeping Panoramas
- 20 Acre Building Site
- Mature Oak Grove
- Gorgeous Valley Views
- Working Windmill
- Ring Tank and Drinkers
- Contiguous to USFS Coronado National Forest
- Unpaved Airstrip - Seasonal use

### Lazy J2 South - 429.82 Ac

- 1500 Sq. Ft. One Bedroom Home
- 17.8 Acre Building Site
- Guest Alcove - Full Bath - Fireplace
- Wrap around screen porch & ramada
- Electric Appliances AC & Heat Pump
- Satellite - WiFi - Cable TV
- Caretaker One Bedroom Park Model
- Carport - Storage - Washer Dryer
- 2 Working Windmills & Drinkers

**Lazy J2 South – Includes HOME – FARM – PONS Pastures**



**Lazy J2 North – AIRPLANE – APACHE – PICNIC TRAP Pastures**

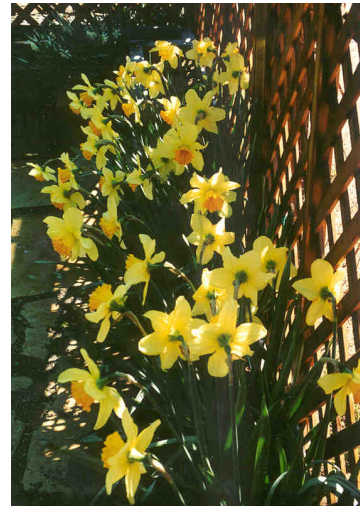


# Lazy J2 South - 430 Acres

Includes HOME – FARM – PONS Pastures



- 1500 Sq. Ft. Home
- One Bedroom + Guest Room – Full Bath – Fireplace
  - Wrap-Around Screen Porch & Shade Ramada
- Underground Electric – Satellite Wi-Fi – Multiple Phone Lines – Multiple Cell Services Available











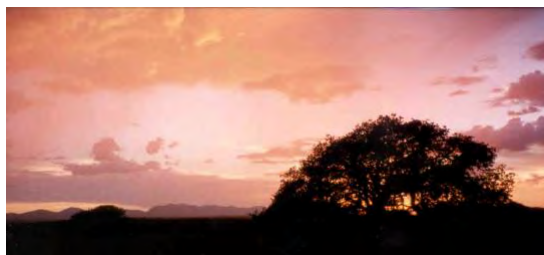


# Lazy J2 North – Includes AIRPLANE – APACHE – PICNIC TRAP Pastures

Sweeping Panoramas - 20 Ac Building Site in Mature Oak Grove - Magnificent Valley Views

Working Windmill - Contiguous to USFS Coronado Nat'l Forest

Unpaved Airstrip – Seasonal Use Only



# LAZY J2 Ranch Estates



*Seasonal rain brings out the wildflowers*



*A haven for Hikers, Mountain Biking, Bird Watching, Photography, Artists of all mediums and clearly an equestrian dream.*

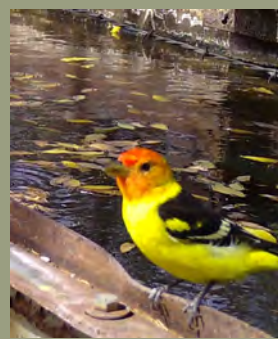
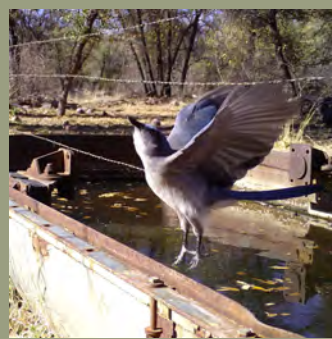
*Softly rolling native grasses sweep the landscape. The San Rafael is one of the last intact short grass prairies left in America.*

*It provides one of the last intact watersheds that feeds the headwaters of the Santa Cruz River.*

*Conservation easements protect these vistas in perpetuity while offering 2 large building envelopes of 17.8 and 20 acres.*



# LAZY J2 Ranch Estates



The Audubon Society has named the San Rafael Valley as a prime bird watching location



There are 17 threatened and endangered species in the San Rafael in balance with man & nature



## CLIMATE

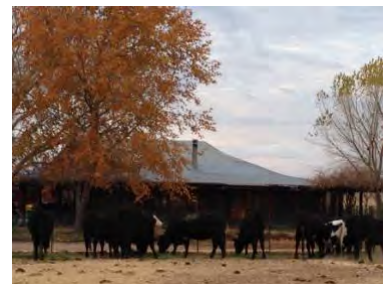
Lazy J2 Ranch Estates lies at 5000 feet elevation, offering the best annual climate in the state of Arizona. Spectacular sunsets and sunrises grace the San Rafael with magnificent cloud formations and a canopy of color. Rainstorms bring lightning displays that are breathtakingly beautiful.

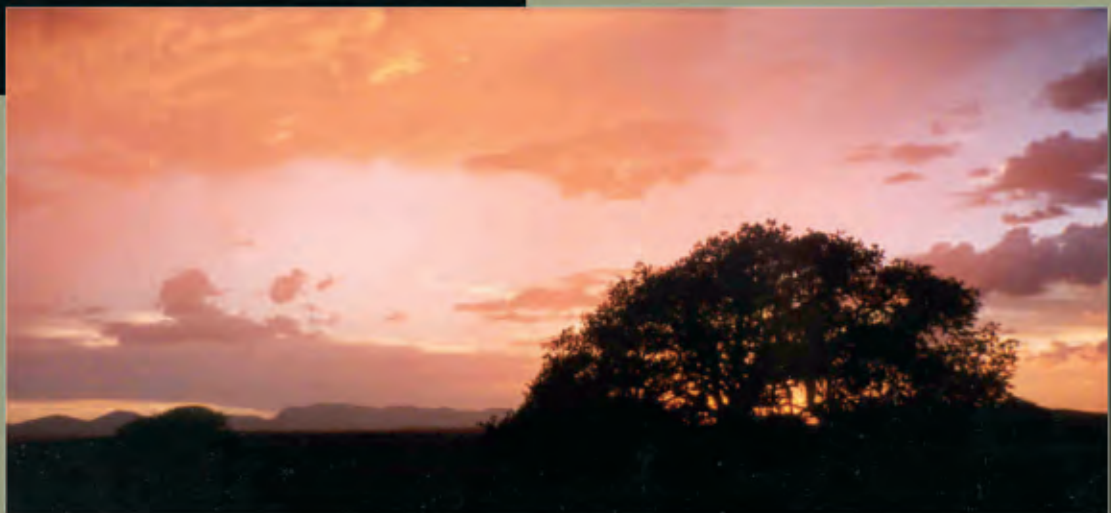
There are four distinct seasons in the San Rafael Valley. The emerald green of summer and sweeping golden grasses of winter are punctuated with scarlet fall leaves and a carpet of spring wildflowers.

Generally, summers are mild and winters are cool. Monsoon season runs from July through September with approximately 17-20" of annual rainfall. Summer daytime temperatures are in the low 90s, normally 10-15 degrees cooler than Tucson.

Winter daytime highs average 60+ degrees. Winter storms bring rain and occasionally a rare snowfall, which typically accumulates to 3-4" and stays on the ground only a few days.

The Valley is a microenvironment with its own unique weather patterns and temperatures.





# PATAGONIA, ARIZONA

*Best of Small Town America*  
*30 Minutes away from J2 ESTATES*

Fresh Organic Produce at RED MOUNTAIN FOODS – PATAGONIA MARKET – GATHERING GROUNDS – WAGON WHEEL SALOON  
PATAGONIA GAS – STAGE STOP HOTEL – US POST OFFICE – EXCELLENT PUBLIC & PRIVATE SCHOOLS



## AUDOBON SOCIETY's Renown Birding Destination



Great Fishing PARKER LAKE – And Boating PATAGONIA LAKE – 45 Minutes from J2 ESTATES

## Patagonia – Gateway to the ARIZONA TRAIL

Great Hiking and Riding



## Sonoita & Elgin - ARIZONA WINE COUNTRY

30 Minutes from the Property



## LOCAL ANNUAL EVENTS in SONOITA

Santa Cruz County Fair



Sonoita Quarter Horse Races



Labor Day Rodeo



## CORONADO NATIONAL FOREST



## HISTORY

Tombstone



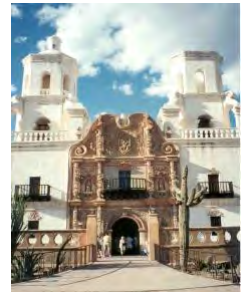
Cochise



Buffalo Soldiers



San Xavier





**TUCSON ARIZONA – UofA – World Class Medical – Museums – Art – Canyon Ranch – Historical – Multi Cultural – 70 Miles from J2 ESTATES**



**1539 First known Europeans enter the San Rafael Valley... 100 years before Plymouth Rock... Father Kino builds missions along the Santa Cruz River**



**1.5 hour drive south of Tucson  
J2 ESTATES – Private yet Convenient  
Protected - Exclusive – Trophy Property**

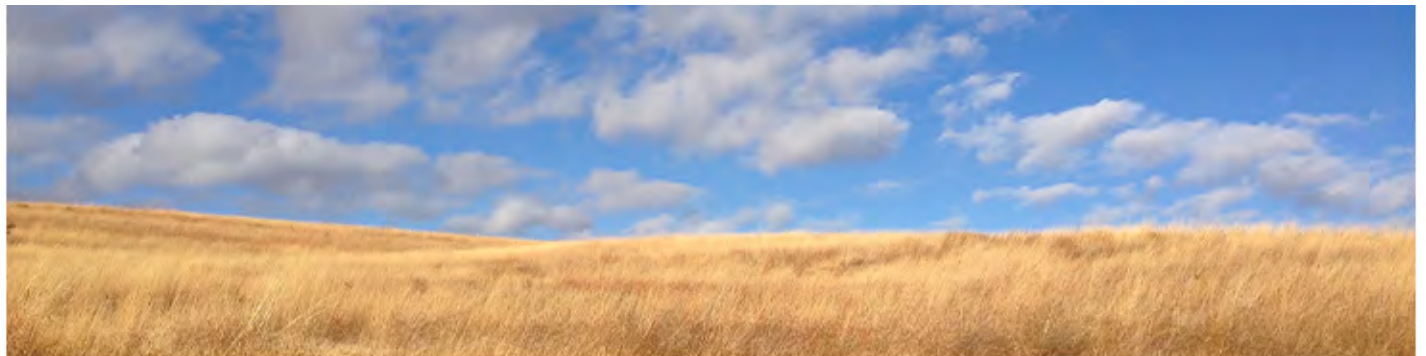
**TUCSON INTERNATIONAL AIRPORT 90 minutes  
NOGALES INTERNATIONAL AIRPORT 45 minutes**



**Easy Private and Commercial Airline Access for  
National and International Flights**

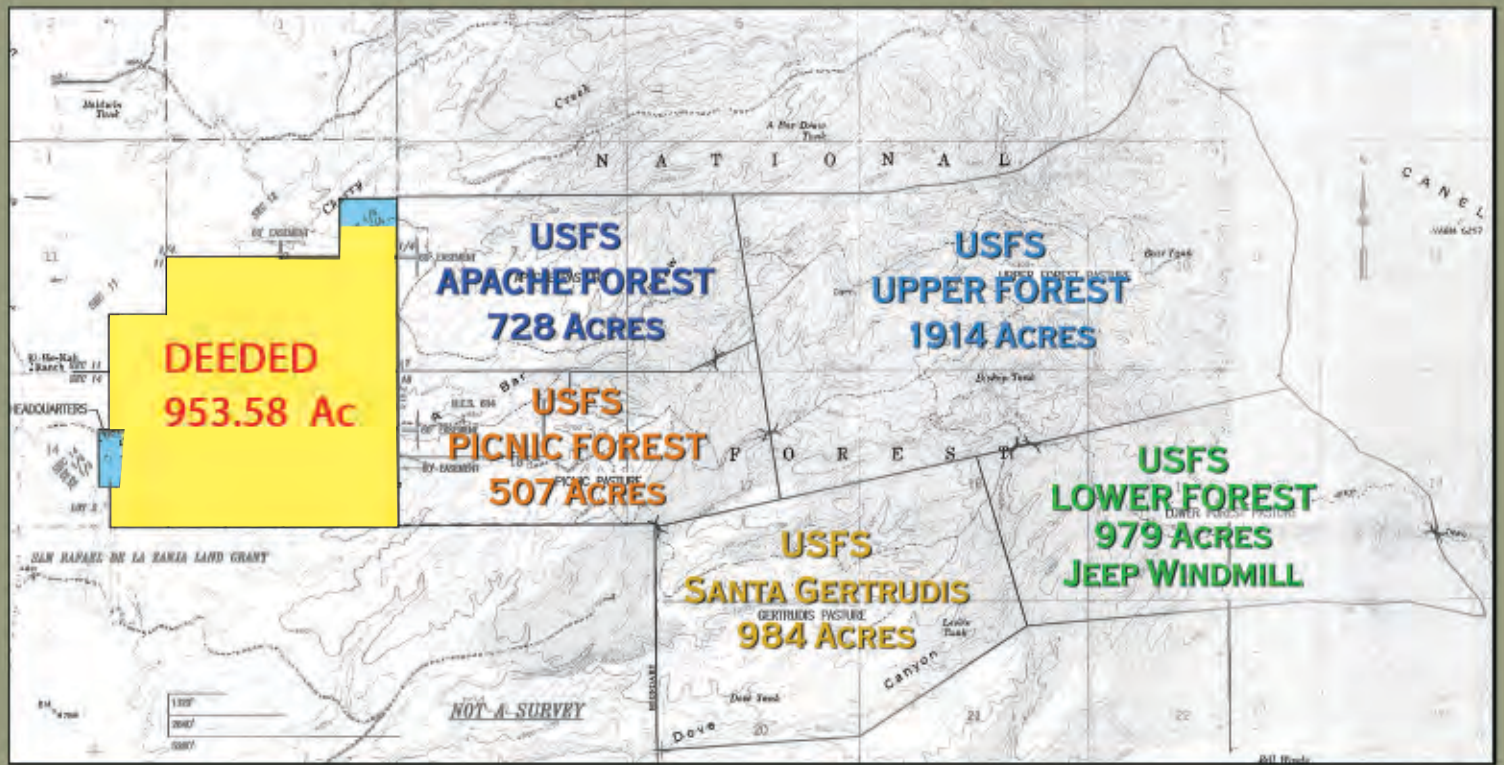


**The magnificent SAN RAFAEL VALLEY lies at 5000' feet. Nestled within a ring of blue and purple mountain ranges it offers mild summers, abundant rain, towering cottonwoods, meandering riverbeds, sweeping vistas, and unparalleled pristine privacy.**



**The Emerald Green of Monsoon, and the Gold of Winter  
30 minute drive from Patagonia, Arizona**





# LAZY J2 RANCH SAN RAFAEL VALLEY

PATAGONIA, ARIZONA



## LOCATION

The San Rafael Valley is 90 miles southeast of Tucson Arizona

17 miles east/southeast of Patagonia

29 miles due south of Sonoita

45 miles east/northeast of Nogales – Santa Cruz County Seat

International Airports: NOGALES 45 minutes TUCSON 1.5 hours

Hospitals: Sierra Vista 1 hour – Nogales 45 minutes – Tucson 1.5 hours – Patagonia Clinic 30 minutes

Schools in Patagonia: Montessori – Elementary – Middle & High School

## BORDER LIFE

SE Arizona has received media attention related to the US-Mexican Border. The current owner has lived on the property for 25 years, predominately alone. Her sense of well-being is clear as she is retaining 160 ac and will continue to make the valley her home. Interested buyers are welcome to contact her with questions.

## DRIVING DIRECTIONS

*From Tucson*

I-10 east toward El Paso – Exit #281 south to Az Hwy 83 - 25 miles to Sonoita/Patagonia

Intersection of Hwy 83 & 82 in Sonoita turn west [right] toward Patagonia - 12 miles

**PATAGONIA IS A SPEED TRAP - PAY ATTENTION TO POSTED SPEED LIMITS**

Once in township of Patagonia turn left off of Hwy 82 onto Third Avenue...turn left again onto Naugle which will turn into Harshaw Road as you travel east. Remain on paved road for approximately 6 miles. **ATTENTION** When paved road makes a hard 90 to the left [south] toward Washington Camp-Lochiel-Nogales

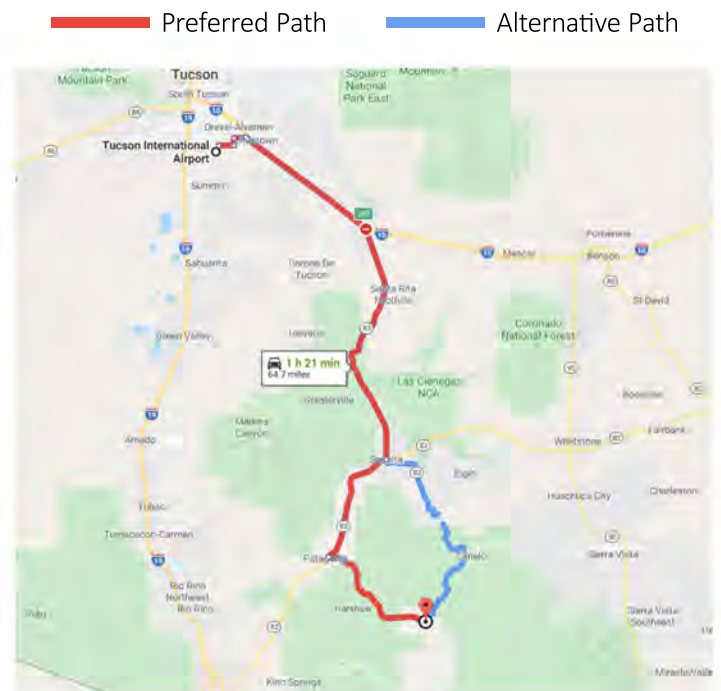
**YOU GO STRAIGHT ONTO DIRT ROAD TO THE SAN RAFAEL VALLEY....do not take paved road south!**

You are now on USFS #58, continue east for approximately 10 miles to [#1] the crest of the San Rafael Valley.

Within 1.5 miles you will see the VACA RANCH corrals on the north side of the road, continue east 1 mile to a "T" with a road heading south toward Lochiel. You will see a sign with ranch names listed [#2].

Take this road south [right] and continue over 2 cattleguards past the KiHeKah and then turn east [left] at the downed oak tree [#3] with LAZY J2 RANCH – Home of San Rafael Valley Grass-Fed Beef ...follow road east, cross the Santa Cruz River bed and veer toward the large red barn surrounded by mature cottonwood trees.

You have arrived!





Marty Ryan - Ranch Specialist - First United Realty  
(520) 429-0746 - Marty@MartyLRyan.com