

# 476 Acres off Klondyke Rd Eden, Pima area South of Hwy 70 Ranch

476.33 +/- Acres (\$607/acre) | Graham County, AZ | \$289,000



#### ADDRESS

Eden Eden, AZ 85535

# LOCATION

Please call John Conger for your own private showing.

The Safford 480 Ranch is located 4 miles south-east of Klondyke Road and 4 miles off of Hwy 70, west of Pima/Eden, Arizona.





## **PROPERTY SUMMARY**

Price Reduction!!! Again!!! Another \$10,000!!! MOTIVAED SELLER!! 25% Down will carry for 10 years. Wife told me I must SELL!!! Elevation 2700-2800'. Great place for a stockyard. Raise 20 to 300 cows by using a new indoor Fodder Growing System technology. The Eden/Pima 476.33 acre Ranch has gorgeous views of the surrounding mountain, including Mt. Graham. Surrounded by BLM. The Coronado National Forest and the Santa Teresa Wilderness are just a stones throw away. Only 25 minutes from Pima/Safford. Bring your Dirt Toys! Ride your horses for miles!! The perfect "Gentleman's Ranch", solar plant/development, or "green" ranchette community. A great Hideout location-OFF Grid. NO HOA!!. NO neighbors for miles!! Put in your own airstrip!! Utilities: Power is approximately 2 miles away. Only 3 miles from Hwy 70 as a Crow Flys. Water is not too deep I'm told. Please call for your own private showing. 32.90046, -109-92292 Owner Financing!! (Owner/broke

## nationalland.com/listing/saffordeden-ranch-subdivision-solar-property



**National Land Realty** 16446 E. Tombstone Avenue Fountain Hills, AZ 85264 **NationalLand.com** 



John Conger Office: 602-975-4819 Cell: 602-502-1580 Fax: 864-331-1610 Jconger@NationalLand.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed. National Land Realty assumes no liability for error, omissions or investment results.