



## 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 Flies. 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](http://nationalland.com/listing/saffordeden-ranch-subdivision-solar-property)



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