

SALERO RANCH

**37.69 SCENIC ACRES
RARELY AVAILABLE PACKAGE
PROPERTY TOTALLY IMPROVED AND READY
FOR IMMEDIATE RV USE and BUILD**

<u>PRIVATE WELL</u>	WATER AT BUILDING & RV SITE AND MULTIPLE LOCATIONS THROUGHOUT PROPERTY
<u>ELECTRIC</u>	400 AMP ACTIVE SERVICE AT BUILDING SITE 100 AMP ACTIVE SERVICE AT WELL HOUSE
<u>SEPTIC</u>	CONVENTIONAL SEPTIC SYSTEM IN PLACE
<u>BUILDING SITE</u>	HIGH, CLEARED, GRADED - READY FOR BUILD
<u>DRIVEWAY</u>	WINDING, CLEARED, WIDE, GRADED
<u>WELL HOUSE</u>	CUSTOM WITH INFRASTRUCTURE
<u>RV SITE</u>	ELECTRIC, WATER & SEPTIC

COUNTY PERMITS FOR WELL AND SEPTIC SYSTEM IN PLACE

LOCATION: SANTA CRUZ COUNTY

34 MULE DEER DR, LOT #110: 37.69 ACRES, PARCEL ID: 112-43-210

EASY ACCESS BY MULTIPLE ROADS:

**BORDERS SALERO RANCH ROAD AND MULE DEER
DRIVE. WALK TO NEARBY CORONADO NATIONAL
FOREST. CHOICE OF SEVERAL WELL MAINTAINED
ROADS WITH EASY ACCESS TO ALL AREAS OF THE**

RANCH, TUBAC, TUCSON AND PATAGONIA.
ELEVATION 4505 FEET.

- WATER:** 1200 FOOT PRIVATE WELL, CONSTRUCTED WITH 6 INCH CAST IRON CASING. 3 HP GRUNDFOS SUBMERSIBLE PUMP, ALL CONTROLS.
- WATER STORAGE:** 2500 GALLON GALVANIZED SURFACE STORAGE TANK WITH AUTOMATIC AND MANUAL FILLING CONTROLS, SOUTH FACING. PARTIALLY ENCLOSED IN WELL HOUSE FOR TEMPERATURE CONTROL OF WATER AND STRUCTURE. PROFESSIONALLY CONSTRUCTED AND PLUMBED.
- WATER PRESSURE:** 65 PSI SET POINT FOR PRESSURE SWITCH. HIGH WATER PRESSURE AT BUILDING SITE.
- WELL HOUSE:** 8 X 13, FULL HEIGHT, CUSTOM BUILT, CONCRETE FLOOR, VENTILATED, LIT, STEEL DOOR, STUCCO FINISH. LARGE WATER EXPANSION TANK. 1 1/2 HP WATER JET PUMP MOTOR. ALL GALVANIZED PLUMBING. 110 AMP ELECTRICAL PANEL. AUTOMATIC PUMP CONTROLS WITH FRANKLIN ELECTRIC PUMPTec-PLUS. 5 SEPARATE WATER LINE FEEDS. TEMPERATURE CONTROLLED. SOUTH FACING WATER STORAGE TANK ACTS AS A NATURAL HEATING AND COOLING SYSTEM TO PREVENT POTENTIAL FREEZE.
- WATER LINES:** 5 LINES TOTAL FROM WELL HOUSE.
1 ACTIVE LINE TO HOUSE AND RV SITES.
1 CAPPED LINE AT WEST SIDE OF PROPERTY ALONG ROAD NEAR DRIVEWAY.
3 CAPPED LINES AT EAST SIDE OF PROPERTY ALONG ROAD NEAR WELL HOUSE.
AMPLE WATER LINES TO MAIN HOUSE SITE, POTENTIAL GUEST HOUSE, OUTBUILDINGS, STABLES.
- WATER VALVE BOXES:** 2 IN-GROUND WATER VALVE BOXES AT HOME SITE CONTROLLING HOUSE, RV AND FIRE HYDRANT

FEEDS. GRAVITY ENGINEERED DRAINING FOR EASY SEASONAL SHUT DOWN.

FIRE PLUG: 2 INCH GALVANIZED FIRE PLUG RISER AT BUILDING SITE. HOME OWNER'S INSURANCE DISCOUNTS HAVE BEEN KNOWN TO BE APPLIED FOR SUCH DEDICATED INFRA-STRUCTURE.

SEPTIC: CONVENTIONAL. SANTA CRUZ COUNTY APPROVED CERTIFICATE FOR DISCHARGE, RATED AT 4 BEDROOMS FOR HOUSE SITE.

DRIVEWAY: 600 FOOT, WIDE, LEVEL UNDERGROUND CONDUIT FOR ELECTRIC GATE.

BUILDING SITE: PROFESSIONALLY LEVELED AND GRADED ATOP HIGH MESA WITH BEAUTIFUL 360 DEGREE LONG VIEWS OF SOUTHERN MOUNTAINS, LARGE SEASONAL WASH, NEARBY NATIONAL FOREST AND GENTLY ROLLING HILLS. GRADING LIMITS GENEROUSLY EXTEND BEYOND 4996 SF OF AVAILABLE DESIGNED LIVING SPACE PLANS.

RV SITE: SEPTIC DUMP, ELECTRIC, AND WATER. SITE LOCATED OFF THE DRIVEWAY. PRIVACY FROM HOUSE SITE. READY FOR IMMEDIATE USE.

ANNUAL REAL ESTATE TAXES: \$14.44.

ANNUAL HOA DUES: \$535.00

PROPERTY IMPROVEMENTS: HOUSE SITE READY TO BUILD ON. ALL ELECTRICAL, WATER AND SEPTIC ON SITE READY FOR HOOK UP. RV SITE READY FOR IMMEDIATE USE.

HISTORIC: TOLTEC MINING CAMP STONE RUINS BELIEVED LOCATED ON NEAR PROPERTIES.

UTILITIES: ALL UNDERGROUND.

ACCESS: ELECTRONIC GATE AT RANCH ENTRANCE.

DEEDED CCR'S: SALERO RANCH COMMUNITY ASSOCIATION.

**CUSTOM SANTA-FE HOME BUILDING PLANS FOR 3
BEDROOM, 2 1/2 BATH, 3 CAR GARAGE, LARGE
KITCHEN AND PORCHES. COUNTY STAMPED AND
APPROVED. AVAILABLE.**

**ADJACENT 36.24 ACRES WITH NEARBY ACTIVE
UNDERGROUND WATER LINE AVAILABLE.**