

---

**QUIET HILLS RANCH  
MARICOPA COUNTY, ARIZONA**

---



**Exclusive Listing  
By:**

**HEBBARD & WEBB, INC.**  
2929 N. 44<sup>TH</sup> Street, Suite 208  
Phoenix, AZ 85018  
(602) 275-5715

**Co-Broker:**

**HALL AND HALL**  
1 North Main, Suite 517  
Hutchinson, KS 67501  
(620) 662-0411

## **QUIET HILLS RANCH MARICOPA COUNTY, ARIZONA**

- LOCATION:** The Quiet Hills Ranch is just east of Highway 60, a divided highway, about Mile Marker 117, 7 miles south of Wickenburg, Arizona. Quiet Hills Drive is a paved road off Highway 60 and Quiet Hills Ranch begins about ¼ mile up Quiet Hills Drive.
- LAND TENURE:** 376.3 Acres Deeded Land surrounded on three sides by BLM Land
- REAL ESTATE TAXES:** The property is Maricopa County Assessor's Parcel #503-07-002 and 503-07-011B. The 2021 real estate taxes were \$13,121.26.
- WATER:** There is an irrigation well on the property. The well is Arizona Department of Water Resources Registration #55-626366. The well was drilled in 1968 to a depth of 470' and was cased with 6" steel casing. The well site was served with Arizona Public Service electric power, which has been disconnected for many years. The well has not been in use since the 1980's. The condition is unknown. It is located in the Phoenix Active Management Area and has a Certificate of Grandfathered Groundwater Right #58-106282.003 for 59.78-acre feet annually to irrigate 14 acres.
- ZONING:** Maricopa County zoning is RU-43. RU-43 is a rural zoning district that requires one acre per dwelling unit. The maximum lot coverage shall be 25% of the lot area.
- IMPROVEMENTS:** There are no improvements except the existing well and access over the paved Quiet Hills Drive.
- POTENTIAL USES:** The Quiet Hills Ranch can be developed into a horse or livestock ranch utilizing the 14 acres of irrigation Grandfathered Groundwater Rights for pasture. Additional wells are possible for domestic use. The acreage within Quiet Hills Ranch can be developed into other residential and/or horse properties, under the current zoning of 1 residential unit on 1 acre.

**ELEVATION:** The elevation of the property is 2,000 feet above sea level.

**CLIMATE:** The average annual rainfall at Wickenburg, Arizona is 12.15". Of that total rainfall, 6.06" comes during the months of November through March. 4.72" occurs in July, August, and September. Wickenburg experiences an average of 63 days from November through May of temperatures that fall below 32°. There are 70 days on average when the temperature is 100° or higher during the months of May through September.

**VEGETATION:** The Quiet Hills Ranch is in the Sonoran Desert. The property has saguaro, prickly pear and cholla cactus. There are mesquites and palo verde trees on the property. Annual grasses and weeds cover the ground during the wet seasons.

**TOPOGRAPHY:** The property is comprised of long ridges with desert washes between them sloping from northeast to southwest.

**PRICE:** \$3,575,000

**TERMS:** Cash

**REMARKS:** The property is well located 7 miles south of Wickenburg, Arizona, the Team Roping Capitol of the West. There are 10 major roping arenas within 15 minutes of the property. Wickenburg is a small town with a population of 7,715. It is 40 minutes north of Sun City, 40 minutes northwest of Interstate 17 & the Carefree Highway, and 1 hour north of the Phoenix airport. The Taiwan Semiconductor Manufacturing Company plant is under construction on I-17 and Carefree Highway that will employ 4,000 new workers. Approximately 25 minutes south in the Wittmann area, the BNSF Railroad is constructing a new rail unloading facility and 30 million square feet of industrial warehouse development on 4,000 acres. The Loop 303 freeway is about 15 minutes further down U.S. Highway 60 which is a connector to Interstate 17 and Interstate 10 and is the location of warehouses and manufacturing sites. The future value of Quiet Hills Ranch will be enhanced by the influx of workers looking for an easy commute to the nearby jobsites.

In the meantime, the natural beauty of the Sonoran Desert with mountain vistas and wonderful sunsets can be enjoyed uninterrupted by the clatter of a big city. The only noise at Quiet Hills Ranch will be the singing of the coyotes and the flutter of the coveys of Quail passing by.



















