

STYCZYKOWSKI ESTATE

SECLUDED 20± ACRES

ARIZONA RANCH AUCTION

SATURDAY, JULY 30 • 12 PM



Ordered sold by the estate executor
On-Site: 4165 Highway 82, Elgin, AZ 85611

Inspection Previews: July 16, 19, 23, 26 • 11 AM – 3 PM

Join us for a live on-site public auction of the ranch estate of the late Tom and Debra Styczkowski. Located in the heart of Elgin and Sonoita's horse and wine country, the ranch is surrounded by federal grazing lands making this property a horse rider's paradise with the ability to ride for miles. The late owners also used the property as a base for a small cattle operation.

PROPERTY FEATURES:

- 1,800 sq ft, 3 BR, 2 BA home
- Off-the-grid with private well, water tank & solar power system
- 20± acres with 5± completely fenced acres surrounding the home, shop & corrals
- 36x60 insulated garage/shop
- 4-stall corral
- Private gated access off Highway 82
- Majestic mountain views
- Near the base of the famed Biscuit Mountain landmark
- Potential for a vineyard operation
- Privacy - surrounded by federal grazing lands
- Former cattle operation
- Horse rider's paradise!



**Accelerate
Real Estate
& Auction**

480-422-6800 | AZRanchAuction.com

John Payne, #LC658684000 | See website for complete terms & conditions.

Franchise office is independently owned and operated.



STYCZYKOWSKI ESTATE

ARIZONA RANCH AUCTION

SECLUDED 20± ACRES



**Excelerate
Real Estate
& Auction**



John Payne, Auctioneer, #LC658684000
2473 S Higley Rd, Suite 104-120, Gilbert, AZ 85295

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

SATURDAY, JULY 30 • 12 PM

Previews: July 16, 19, 23, 26 • 11 AM – 3 PM

On-Site: 4165 Highway 82, Elgin, AZ 85611

SECLUDED 20± ACRES

STYCZYKOWSKI ESTATE

ARIZONA RANCH AUCTION

SATURDAY, JULY 30 • 12 PM



**Excelerate
Real Estate
& Auction**

480-422-6800 • AZRanchAuction.com

