

FOR SALE > El Rancho Robles

1170 N Rancho Robles Road
Oracle, AZ 85623



Property Summary

El Rancho Robles guest ranch is a sprawling historic 17-acre ranch built in the 1920s that features approximately 20,000 square foot of architecturally authentic buildings with improvements. The glorious setting includes rock walls, stone bridges, a wading pool, centuries-old oak trees, and a legendary alleged “energy vortex.” With approximately 36 guest rooms, there are a variety of options for guest stays, ranging from one bedrooms with queen beds that sleep two, to larger guest rooms with two bedrooms and two baths. The ranch also offers charming stand-alone casitas with full kitchens which can sleep up to eleven. The ranch has accommodated up to 105 people for weddings and family reunions.

El Rancho Robles was last purchased in 2012 by Blake Campbell, a meticulous builder and expert in historic renovations with the vision to restore the ranch to its full potential as a gracious guest ranch, retreat facility, wedding venue, and a stunning spot for family reunions, and corporate meetings.

The original hacienda is an elegant old home that has been redesigned to include a fireplace board room/meeting room, along with a lovely outdoor seating area, dining room, and commercial kitchen. Presently meals are catered, but additional improvements could transform this area into a fine restaurant for guests and locals alike who seek a taste of the “Old West.”

The library room doubles as a meeting place, a place for quiet rest and contemplation, or a “bride’s room,” where the bridal party prepares for the walk down the aisle in the splendor of the beautiful outdoor setting.

Guests may play horseshoes, take hikes, or sit and tell stories by the evening campfire. Tents may also be set up in a designated area for a true outdoor experience.

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Location

El Rancho Robles Guest Ranch is located at 1170 N. Rancho Robles Road, nestled at the base of the Santa Catalina Mountains. Oracle is a small, charming, eclectic town called home by many artists, writers, restaurants, and small shops. Oracle was founded by miners in the 1880's, when the Post Office was established. The Ranch itself was built around 1910. Oracle lies 30 miles north of the Tucson City limits—an hour from the Tucson International Airport, and 90 minutes from Phoenix International Airport.

Oracle is nestled at about 4,500 feet, which makes it up to ten degrees cooler than Tucson, both summer and winter. Local interests include the Arizona Zipline Adventures—Arizona's longest Eco Tour zip line. Biosphere 2, the research and

development mecca that is run by the University of Arizona and was originally built to show how life could be contained inside a "bubble" for several years at a time, is a few miles down the main highway. Catalina State Park has acres of hiking trails, horse paths, and picnic areas. Oracle State Park, open only on weekends, features tours of the fantastic old Kannally Ranch House, a very early ranch in this area. Off-road excitement, hiking, and rock-climbing tempt back-country folk from every direction. Finally, El Rancho Robles is just a wonderful place to kick back in a hammock, read a book, and dream of the West of yesteryear!

For more information, view this video: 



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The Offering

\$3,800,000

ASKING PRICE

±20,000 SF

FULLY FURNISHED
GUEST RANCH

±17 ACRES

OF LAND WITH ADDITIONAL
CONTIGUOUS LAND FOR
SALE



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1170 N. Rancho Robles Road Confidentiality Agreement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of El Rancho Robles, 1170 N. Rancho Robles Road, Oracle, AZ 85623 (Property). The undersigned has been advised that Colliers International (Colliers) has been retained on an exclusive basis by the owners of the above referenced property (Owner) with respect to the offering for sale of Property. The owner requests all inquiries and communication with respect to the contemplated sale of the property be directed through Colliers International. All fees due Colliers International in connection with the sale of the Property shall be paid by Owner and will be shared on a cooperative basis to any procuring broker who has pre-registered potential buyers.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Colliers International, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2017.

PROSPECTIVE PURCHASER

CO-BROKER

Print Purchaser Name

Print Co-Broker Name

Signature _____

Signature _____

By _____

By _____

Title _____

Title _____

Company _____

Company _____

Address _____

Address _____

City State Zip

City State Zip

Date _____

Date _____

Phone _____

Phone _____

Email _____

Email _____

*Please return via email to:

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