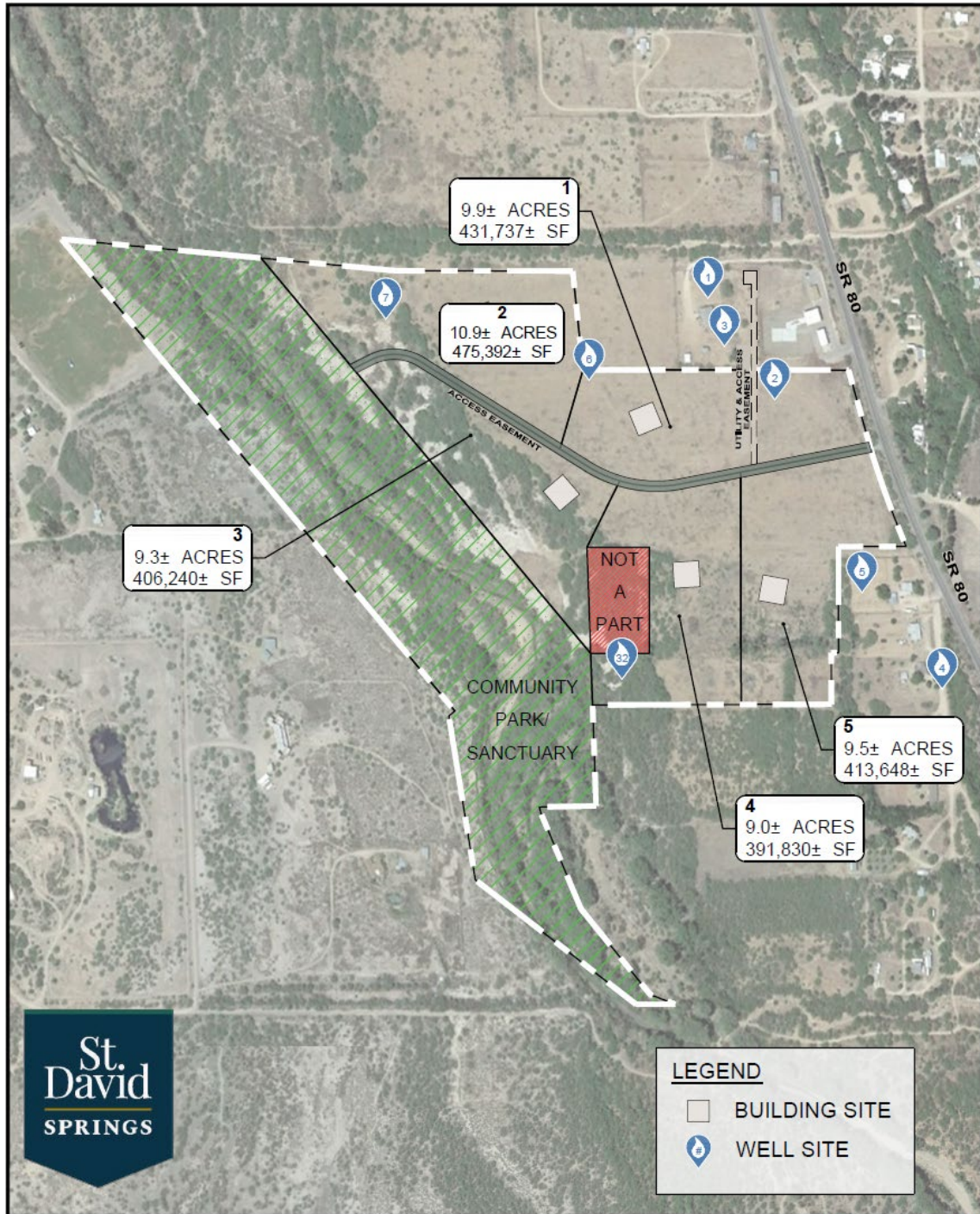


**Escalante Crossing.** Five 10 +- acre Estate Lots bordering your private 50 acre river park.... 3/8 of a mile on both sides of the San Pedro River. The Escalante River Park is a birder's paradise and a wonderful and relaxing river edge park for family gatherings. Some lots have private wells.



**The Escalante Crossing private River Park extends 3/8 of a mile from north to south and includes both sides of the river.**



This water-rich land is home to more than 100 species of native birds and provides temporary shelter for more than 250 species of migrant and wintering birds (plus 120 native species of mammals, amphibians and reptiles).

National Audubon Society has named this section of the San Pedro River an Important Bird Area. It is on one of the four major north-south migratory bird corridors of the southwestern United States.

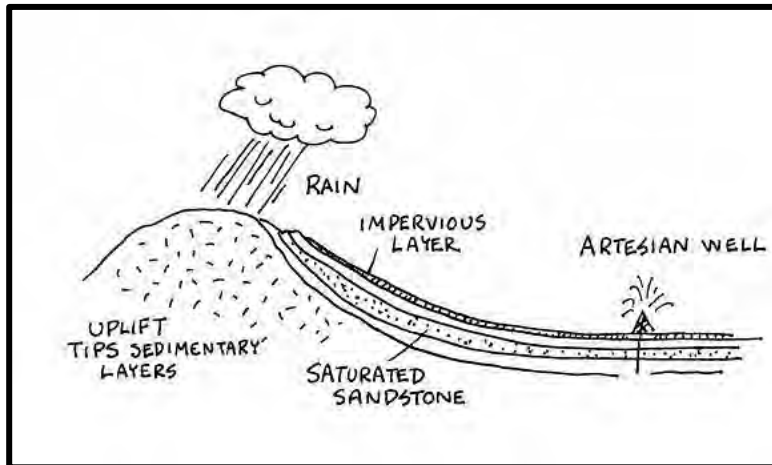
Learn more about this amazing stretch of land at St. David Springs. Learn about the [Escalante Crossing River Park Sanctuary](#) abutting the San Pedro River in a park like setting along the banks of the San Pedro.

What if you could go back in time more than a century and visit the place you live now? Ever wonder what it would look like?

You can and the key to this “time travel” is a geological feature called a “cienega” — essentially another name for wetlands.

Long ago, the San Pedro River was actually a chain of cienegas maintained by beavers! It only became a river when the abundant beaver population was reduced in the mid 1800s and the waters “channelized” into a steady flow.

**Where will you get your water?** The 800 Foot Deep Artesian well with a static level of 14' is perfect to supply the estate lots with plenty of water. This well taps into water that is beneath the clay lens that originates at the Chirachua Mountains near the Cochise Stronghold.



800 foot deep artesian well with static level of 14 feet.

12-inch casing for the first 200 feet surrounded by 16" diameter concrete column designed to potable water standards

8" casing to below 800 feet

The Reproduction cost of this well today is greater than \$155,000.



**Bridge the Financing Gap - Financing options are available.**

Build immediately or many years later.

Purchasing land with a land loan is a great way to establish a location for your home and a lot loan doesn't require that you pay insurance on a dwelling. Build your home on your own schedule.

We offer seller financing with 35% down and amortizing terms of 5, 10, 15 and 20 years.

**What should you look for when shopping for a lot?**

**Start in your price range.** Most experts agree that the cost of buying the land and preparing it should not take up more than 25% of your total construction budget.

**Escalante Crossings LOT 1**

**SR 80**

**UTILITY & ACCESS EASEMENT**

**2**  
10.9± ACRES  
475,392± SF

**1**  
9.9± ACRES  
431,737± SF

**3**  
9.3± ACRES  
406,240± SF

**5**  
9.5± ACRES  
413,648± SF

**4**  
9.0± ACRES  
391,830± SF

**NOT A PART**

**LEGEND**  
□ BUILDING SITE  
● WELL SITE

**St. David SPRINGS**

**WLB**

**ESCALANTE CROSSINGS LOT 1**

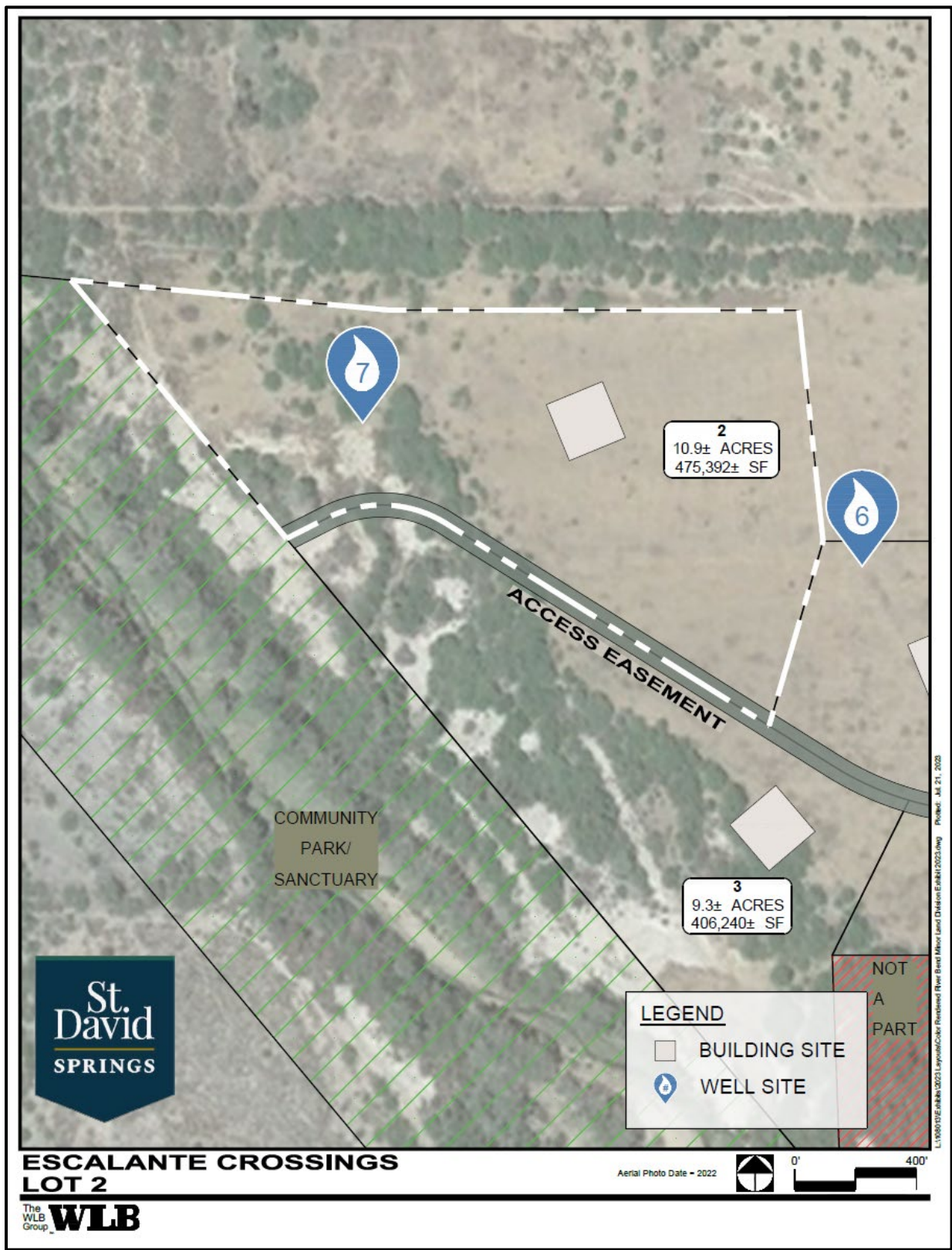
**0'** **200'**

**Aerial Photo Date = 2022**

**Project: Jul 21, 2023**

**L:\000151E\Public\2023\Logo\Color\Revised\New Brand\Land Division\ESR112023.dwg**

**Lot 2 - 10.9 Acres with irrigation well to supply water to the pond and irrigate pasture**



This aerial map illustrates the layout of Escalante Crossings Lot 3. The map features several key elements:

- Access Easement:** A dashed line labeled "ACCESS EASEMENT" runs diagonally across the map.
- Building Sites:** Four building sites are identified with numbered callouts:
  - 1:** 9.9± ACRES, 431,737± SF
  - 2:** 10.9± ACRES, 475,392± SF
  - 3:** 9.3± ACRES, 406,240± SF
  - 4:** 9.0± ACRES, 391,830± SF
- Well Sites:** Four well sites are marked with blue water drop icons and numbered:
  - 6:** Located near building site 1.
  - 7:** Located near building site 2.
  - 32:** Located near building site 4.
- Community Park/Sanctuary:** A large area on the left side of the map is labeled "COMMUNITY PARK/ SANCTUARY" and is shaded with green diagonal lines.
- Not A Part:** A rectangular area on the right side of the map is labeled "NOT A PART" and is shaded with red diagonal lines.
- Legend:** A legend in the bottom right corner defines the symbols: a square for "BUILDING SITE" and a blue water drop icon for "WELL SITE".
- Scale and Orientation:** A scale bar at the bottom right indicates distances of 0' and 200'. A north arrow is also present.
- Metadata:** The text "Aerial Photo Date = 2022" is located near the scale bar.
- Logos:** The "St. David SPRINGS" logo is in the bottom left corner, and the "WLB Group" logo is in the bottom right corner.

The mesquite's history and value to Desert Dwellers goes far back in time. Mesquite *bosques* (Spanish for small forests) reach their greatest development near desert rivers or where their long roots can reach ground water. This rich woodland plant community near a river provided the mission community with wood, medicine, and foods essential to life.

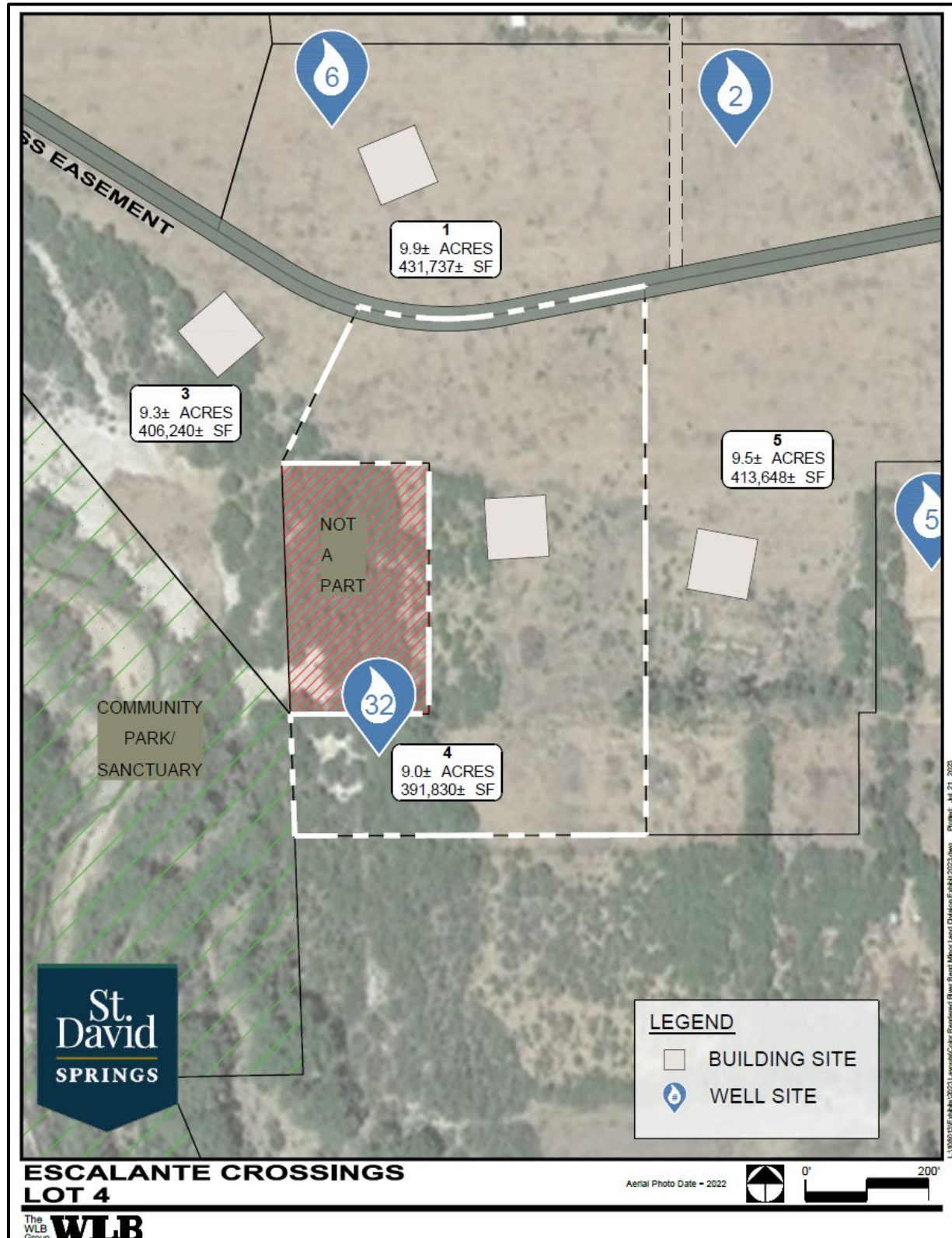


The tiny mesquite flowers, rich sources of pollen and nectar for wildlife, are crowded onto long spikes called catkins. Although the principal bloom normally occurs in spring after the winter rainy season, a second bloom of lesser intensity may occur in response to the summer monsoon rains.

When fertilized, the flowers form long green fruits that resemble string beans. These grow and mature through the summer months. The ripe beans are tan color and sweet. A second harvest of mesquite beans is usually possible in the fall as a result of the summer bloom. Mesquite beans last on some trees well into winter.

The beans can be eaten at all stages of their growth. They were an important food for the natives and settlers, who ate them as a vegetable when green, and ground the pods into flour when ripe.

**Lot 4 – 9 Acres tucked away against a lush mesquite bosque..**



**Lot 5 – 9.5 Acres of rich farm land and a mature stand of mesquite.**



<https://stdavidsprings.com/story/the-san-pedro-river-valley/>



<https://stdavidsprings.com/story/5-reasons-farm-kids-are-more-successful/>

<https://stdavidsprings.com/story/why-farm-kids-succeed/>

<https://stdavidsprings.com/story/the-invaluable-lessons-farming-teaches-kids/>

**The End**



**St David Springs – Rodger Ford – 520-906-7575**



**Alain Hartman - Professional Brokerage  
Services 520-332-6000  
[Alain@HCREINC.COM](mailto:Alain@HCREINC.COM)**