# \$699,000 - 50702 W Hector Road, Aguila

MLS® #6878964

## \$699,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft Residential on 4 Acres

## EAGLE VIEW ESTATES, Aguila, AZ

Turn-Key Roper's & Rider's Paradise on 4.2
Acres - Just 25 Minutes from Wickenburg!
Welcome to your ultimate horse and roping
retreat! This incredible 4.2-acre corner lot
features two separate parcels with paved road
frontage on both sides, making access a
breeze. Whether you're a serious roper/barrel
racer, a weekend trail rider, or looking to
establish a first-class training facility, this setup
is ready for you to pull in, hook up, and get to
work â€" or play.

## Horse & Livestock Amenities:

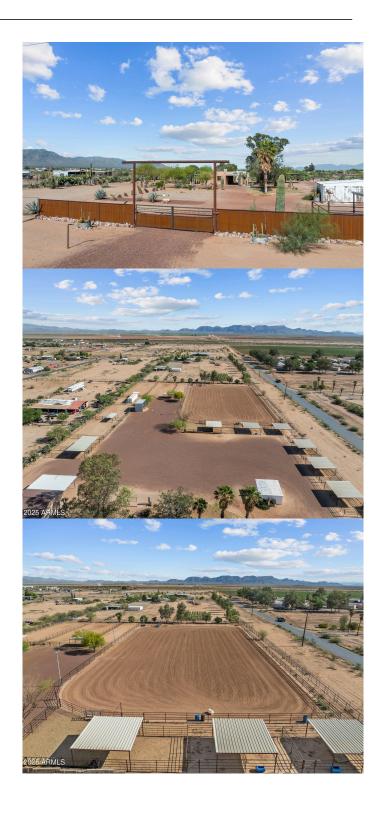
Full-size lighted roping arena with pull-cord chute, lead-up, return alley & catch pens â€" perfect for day or night training sessions or just enjoying your riding time at home.

- \*(3) 100' x 50' (approx) turnouts, each with shade shelters ...... \* (12) individual pens, all with shade shelters
- \* (1) 70' x 40' (approx) pen, several hitching posts.
- \* Hay barn with 200-bale capacity
- \* Multiple livestock pens in various sizes
- \* 40-ft Conex container converted to a deluxe tack room with saddle racks, bridle hooks, and blanket bars

Welded pipe fencing surrounds the entire property, and every horse and livestock pen is built with welded pipe rail ... safe, secure, and durable for daily use

RV & Trailer Setup:

- \* (6) 30-amp RV hookups with water & power
- \* (3) 30-amp RV hookups with full water,



## power & septic

Majority of property is graveled for maneuvering and parking large rigs STUNNING Custom-built automatic double front gates plus two trailer gate entrances for easy in-and-out

## Home & Outbuildings:

- \*Wonderfully updated 2 bed, 2 bath home tile walk-in shower, \*Great working window A/C units.
- \*Partially furnished for easy move-in
- \*Oversized and deep 2-door garage with attached workshop with window A/C unit.
- \* Large storage shed, Tuff shed, and an oversized detached storage unit
- \* Covered front and back porches
- \*Beautiful cactus gardens and a thoughtfully designed slate BBQ/gathering area perfect for family and friends entertaining, clinics, or relaxing after a long ride.

Just 25 minutes to Wickenburg ... home of world-class roping, barrel racing, and western events. Whether you're training horses, riders, or both, this property is fully set up to make your dreams come true.

Fully set-up properties like this one are hard to find and rarely come available. Don't wait to come see this AMAZING horse property!!!

Built in 1976

#### **Essential Information**

MLS® # 6878964 Price \$699,000

Bedrooms 2
Bathrooms 2.00
Square Footage 1,200
Acres 4.21
Year Built 1976

Type Residential

Sub-Type Mfg/Mobile Housing

Style Other
Status Active

## **Community Information**

Address 50702 W Hector Road Subdivision EAGLE VIEW ESTATES

City Aguila
County Maricopa

State AZ

Zip Code 85320

## **Amenities**

Amenities Horse Facility

Utilities APS
Parking Spaces 2

Parking RV Access/Parking, RV Gate, Extended Length Garage, Circular

Driveway, Attch'd Gar Cabinets

# of Garages 2

View Mountain(s)

Pool None

## Interior

Interior Features Breakfast Bar, Full Bth Master Bdrm, Laminate Counters

Appliances Electric Cooktop
Heating Electric, Ceiling

Cooling Evaporative Cooling, Window/Wall Unit

Fireplaces None

# of Stories 1

## **Exterior**

Exterior Features Private Yard, Storage, RV Hookup

Lot Description Sprinklers In Rear, Sprinklers In Front, Corner Lot, Desert Back, Desert

Front, Gravel/Stone Front, Gravel/Stone Back

Roof Metal, Rolled/Hot Mop

Construction Stucco, Wood Frame, Painted, Adobe

## **School Information**

District Wickenburg Unified District
Elementary Aguila Elementary School

Middle Aguila Elementary School
High Wickenburg High School

## **Listing Details**

Listing Office My Home Group Real Estate



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Listing information last updated on June 18th, 2025 at 10:18am MST