

Rancho Agua Verde

Stunning • Private • Gated Community!

Minimum parcel size:

36 Acres per homesite

Lot 11 - \$159,000 w/ terms

**Call to arrange your private
showing of this magnificent
Rincon Mountains foothill lot.**

Bill Arnold

William G. Arnold, Ltd.

4400 E. Broadway #600 Tucson, AZ 85711

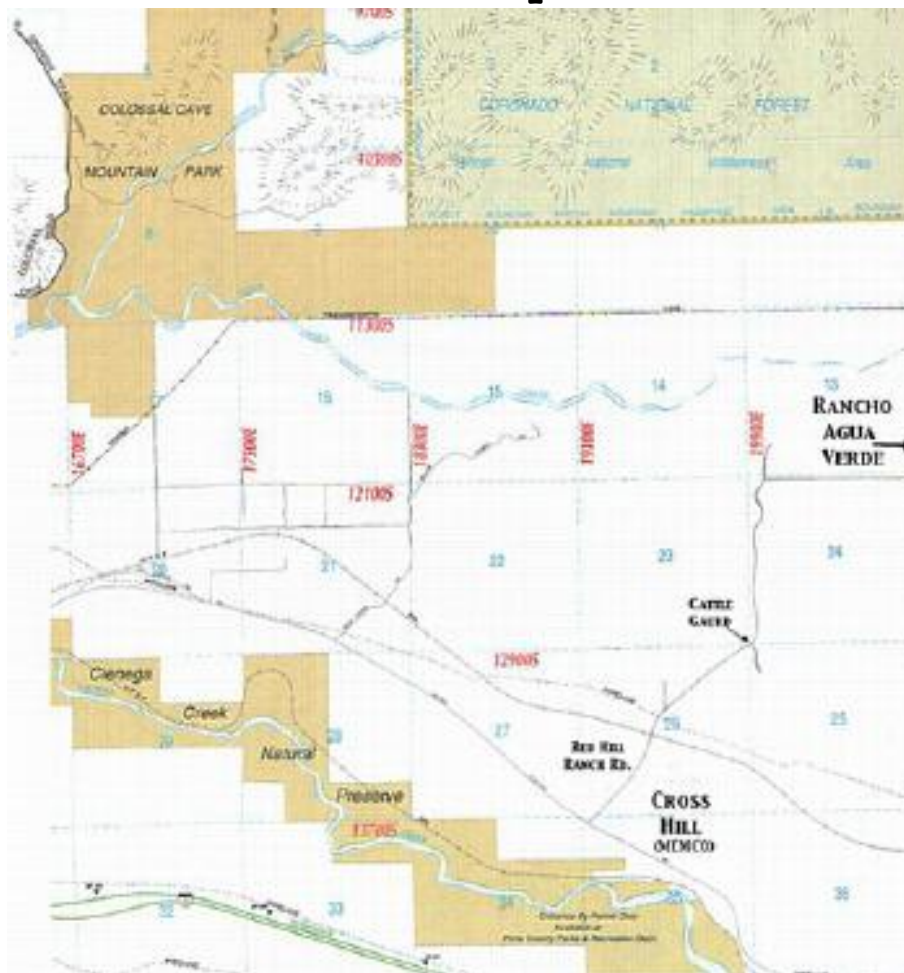
520.247.4592 (c) tucsonbil@cox.net

www.tucsonland.info

General Location Map

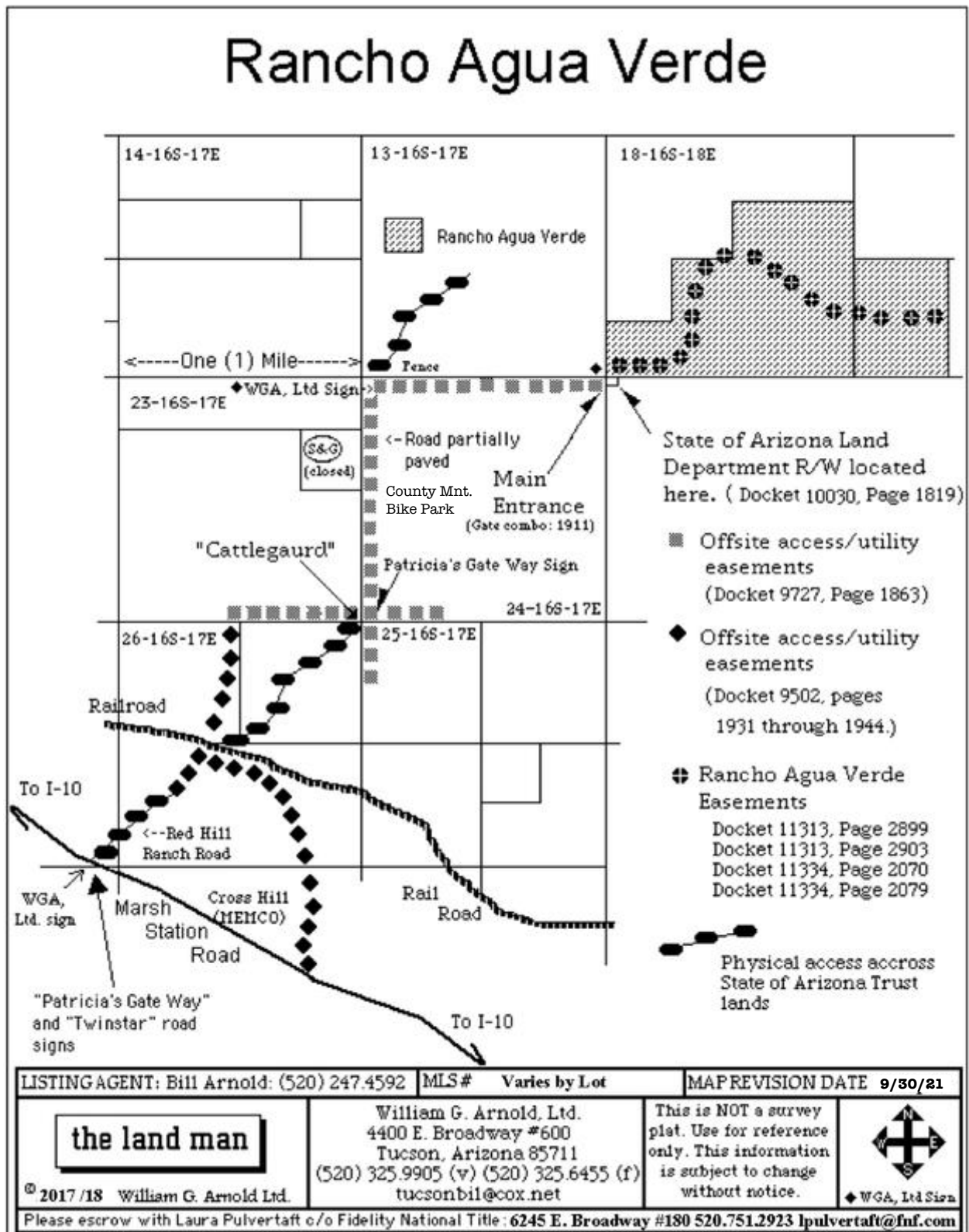


Area Map



Rancho Agua Verde

Detailed Location / Easement Map



S
t
a
t
e
L
a
n
d
T
r
u
s
t

N0°00'00"E BASIS OF BEARING

N89°10'32"E 1266.82' (M)

N89°15'33"E 1266.79' (R)

Subject Property
\$159,000

PARCEL 11

±36.000 Acres

SEE DETAIL
UPPER LEFT

EASEMENT ONE
40' INGRESS, EGRESS &
UTILITY EASEMENT, PER
DOCKET 11313, PAGE 2903

FD ACP PE 1918
SW COR, SEC 18

20.00'

1125.63' (M)

1120.49' (R)

N89°00'03"E 2532.35' (M)

State Trust Land

R: 85.00'
L: 98.57'
D: 66°26'31"

N6°08'46"E 1319.09' (M)

N6°21'31"E 1321.52' (R)

40'
UTIL
DOCKE

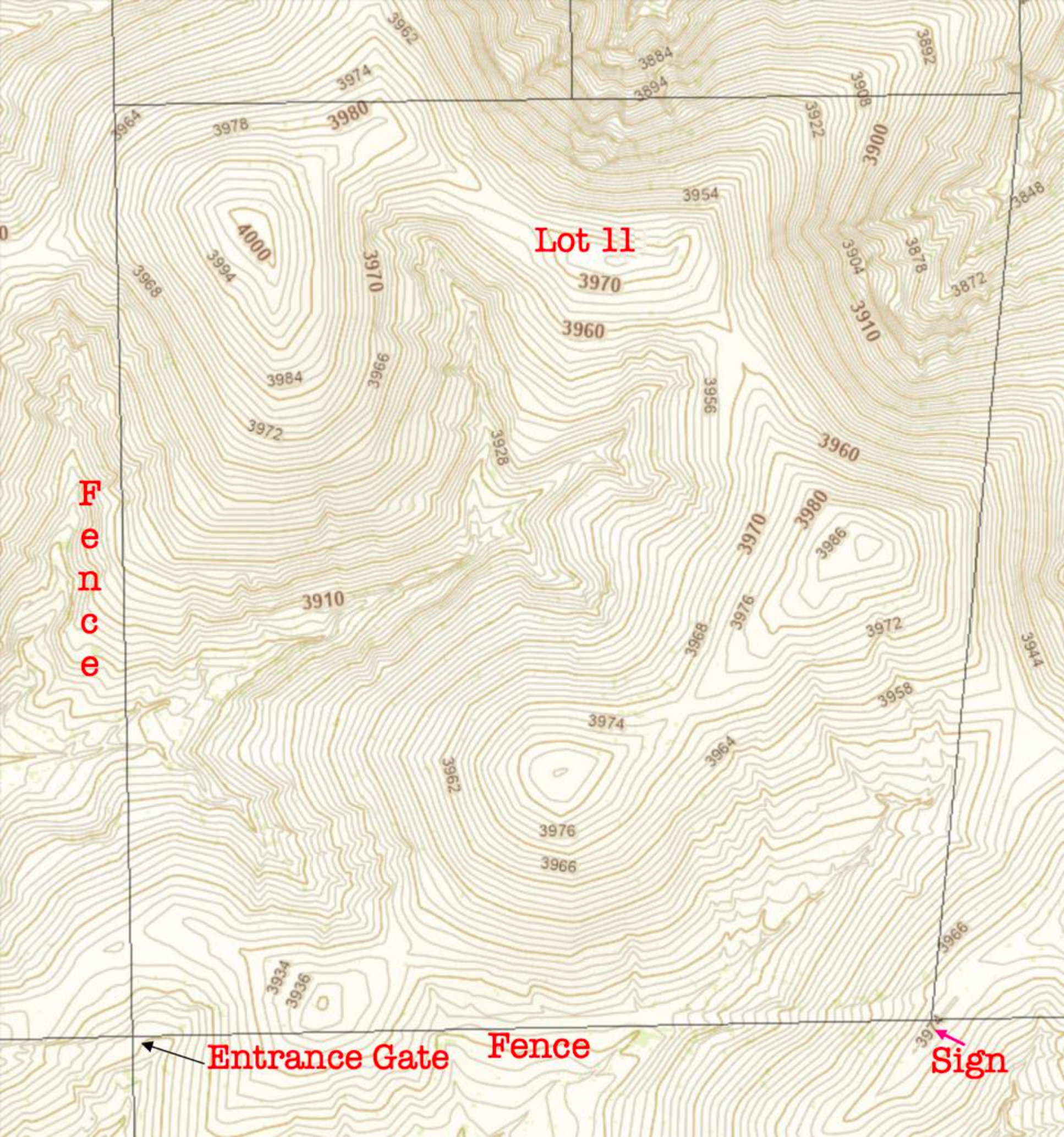
PA
±3

D:

L4

L1
L41

Main
Entry



Lot 11

Fence

Entrance Gate Fence

Sign



Lot 11
(very approx)

Home built by the
developer (sold 2024
for +/- \$1.4 Million

Entry Gate

"For Sale" Sign
next to road

The Entry (looking north)
Gate Code = 1911



Spring is on it's way



View looking West (over Lot 11)



View looking Southeast (over Lots 1 & 2)



(lots 4 and 5 can be seen in the distance)

View looking north (from lot 2)



The main channel (Agua Verde)

