

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

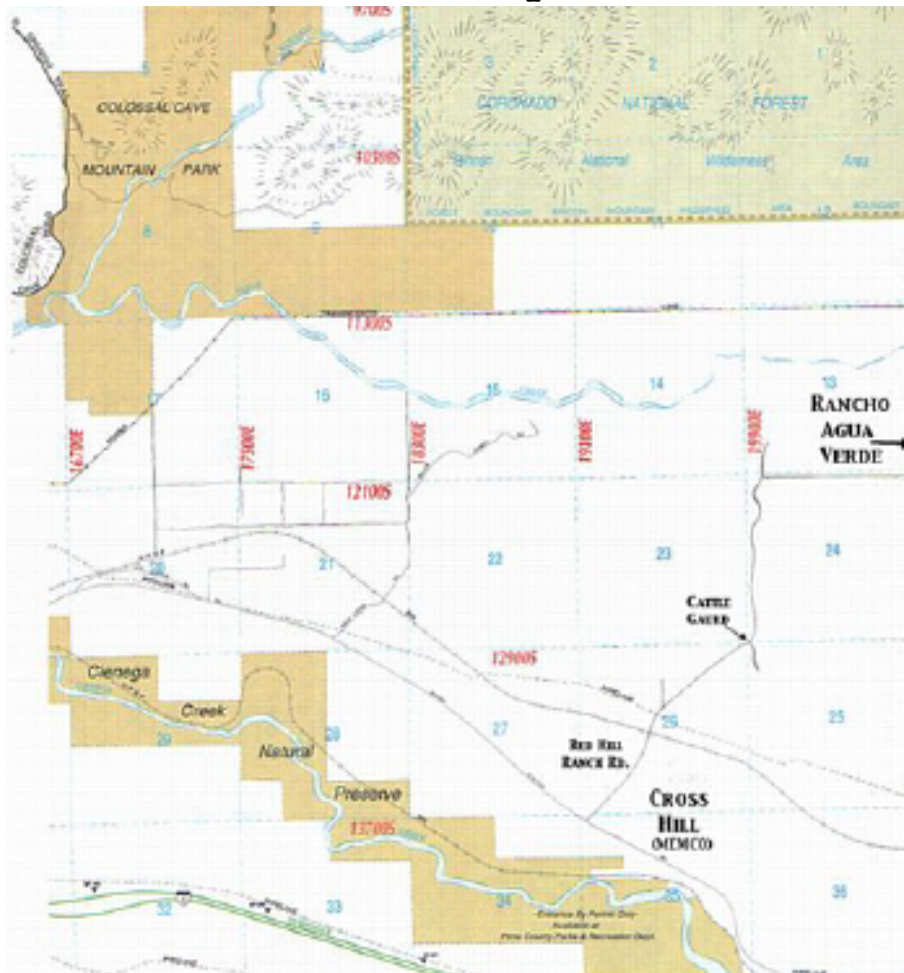
520.247.4592 (c) tucsonbil@cox.net

www.tucsonland.info

General Location Map



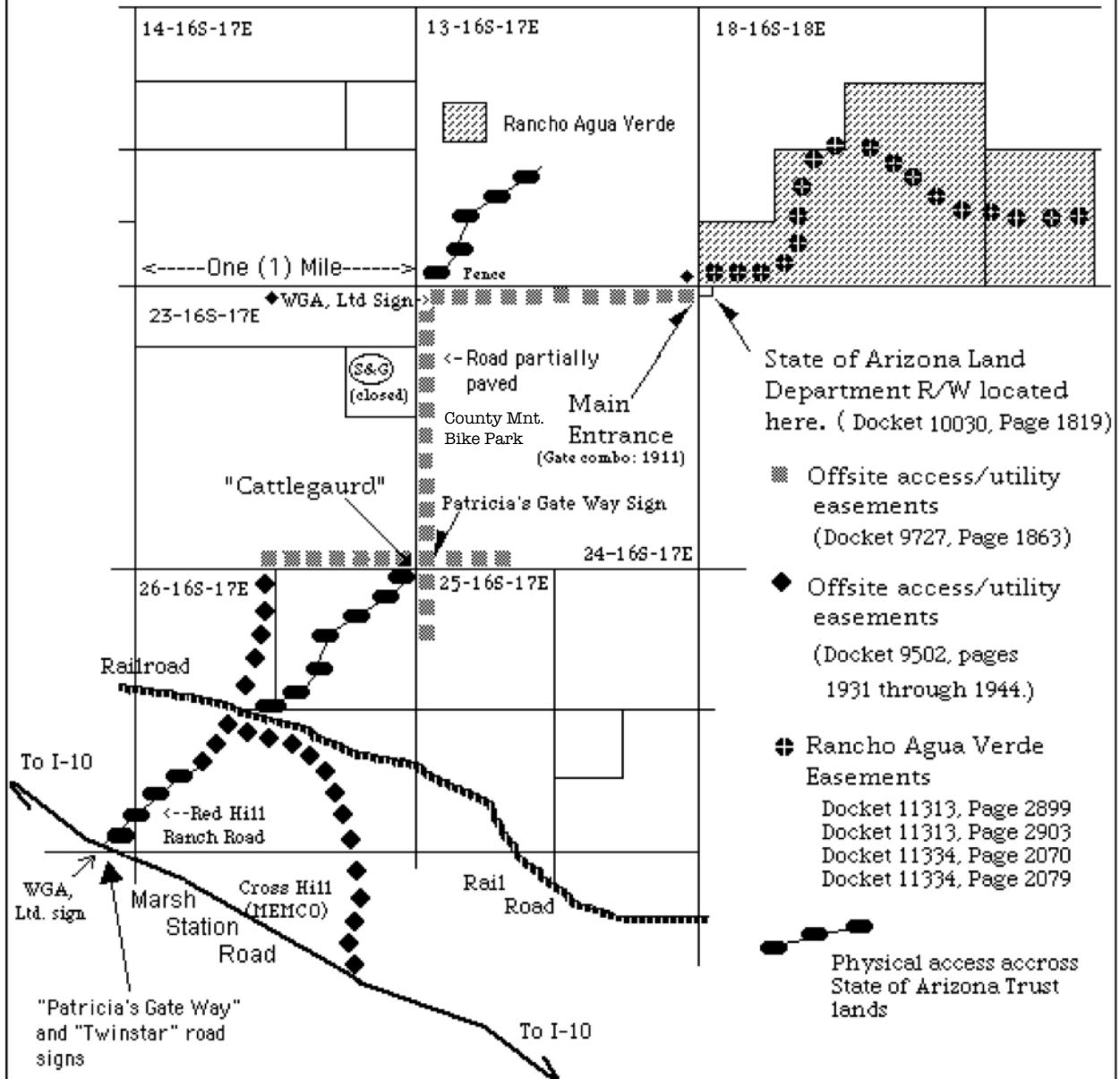
Area Map



Rancho Agua Verde

Detailed Location / Easement Map

Rancho Agua Verde



LISTING AGENT: Bill Arnold: (520) 247.4592 MLS# Varies by Lot MAP REVISION DATE 9/30/21

the land man

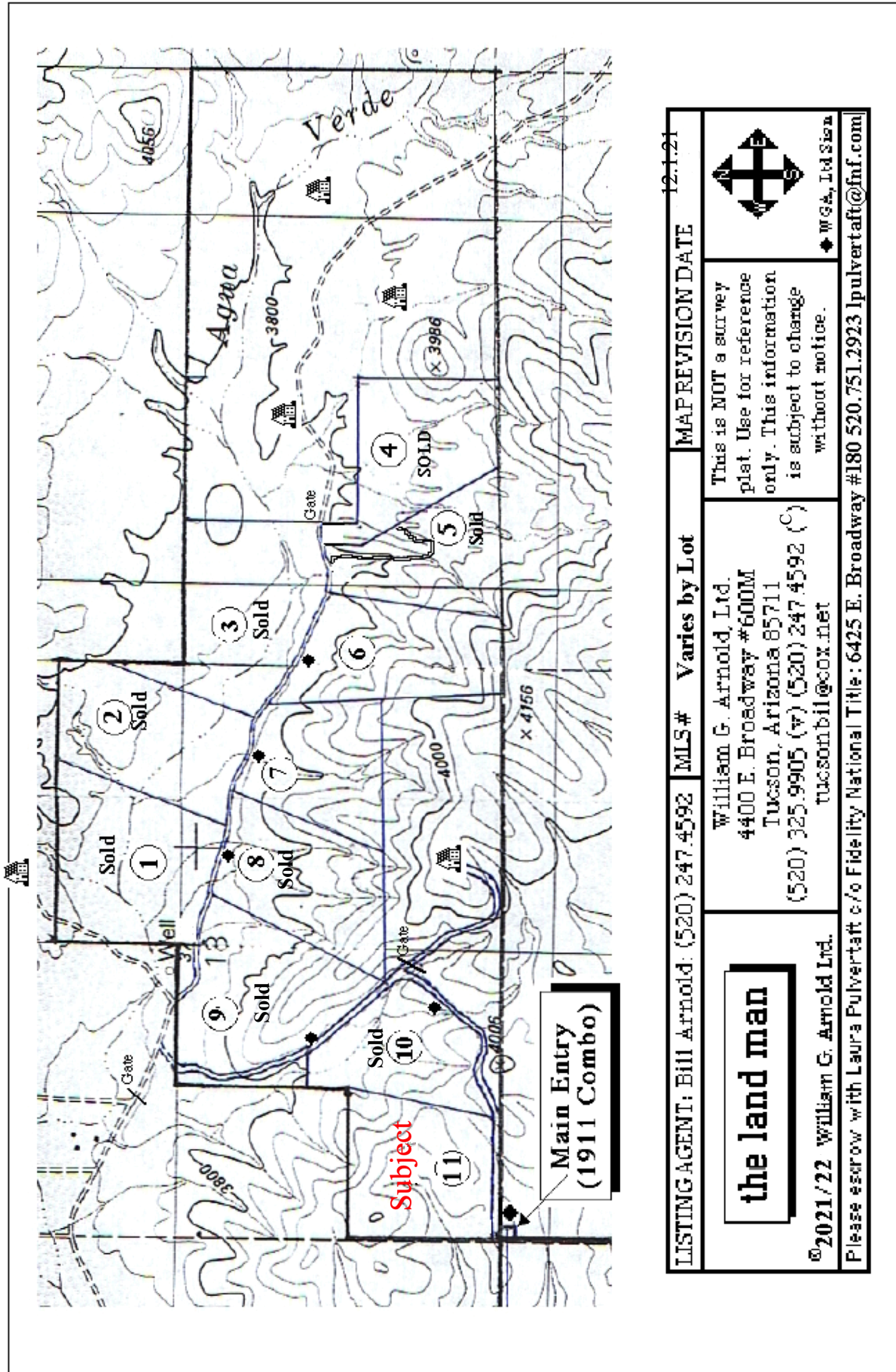
William G. Arnold, Ltd.
4400 E. Broadway #600
Tucson, Arizona 85711
(520) 325.9905 (v) (520) 325.6455 (f)
tucsonbil@cox.net

This is NOT a survey plat. Use for reference only. This information is subject to change without notice.



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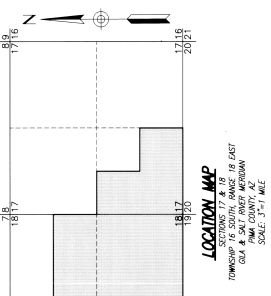
Rancho Agua Verde Topography



LISTING AGENT: Bill Arnold: (520) 247-4592	MLS#	Varies by Lot	MAP REVISION DATE
<p>the land man</p> <p>©2021/22 William G. Arnold Ltd. Please escrow with Laura Pulvertaft c/o Fidelity National Title: 6425 E. Broadway #180 520.751.2923 lpulvertaft@fnf.com</p>		<p>William G. Arnold, Ltd. 4400 E. Broadway #600M Tucson, Arizona 85711 (520) 325-9905 (v) (520) 247-4592 (c) tucsonbill@cox.net</p>	<p>12-1-21</p> <p>This is NOT a survey plat. Use for reference only. This information is subject to change without notice.</p> <p>◆ WGA, Ltd Sign</p>

PLS PUTT LAND SURVEYING, INC.
630 N. GARYBROOK RD., SUITE 171, TUCSON, AZ 85711
TELEPHONE: (520) 790-8373 FAX: (520) 512-8373

DESIGNED:	N/A
DRAWN:	PHC
CHECKED:	DJP
DATE:	2/09/04
JOB No.:	107-936



RECORDING DATA:
STATE OF ARIZONA: ND. 90-01008604
COUNTY OF PIMA: FEL. 1-5569
FILED FOR RECORD AT THE REQUEST OF CARLSON-PUTT SURVEYORS
ON: 2/9/04 BY: JACQUES W. JOHNSON
BOOK: 35 PAGE: 46

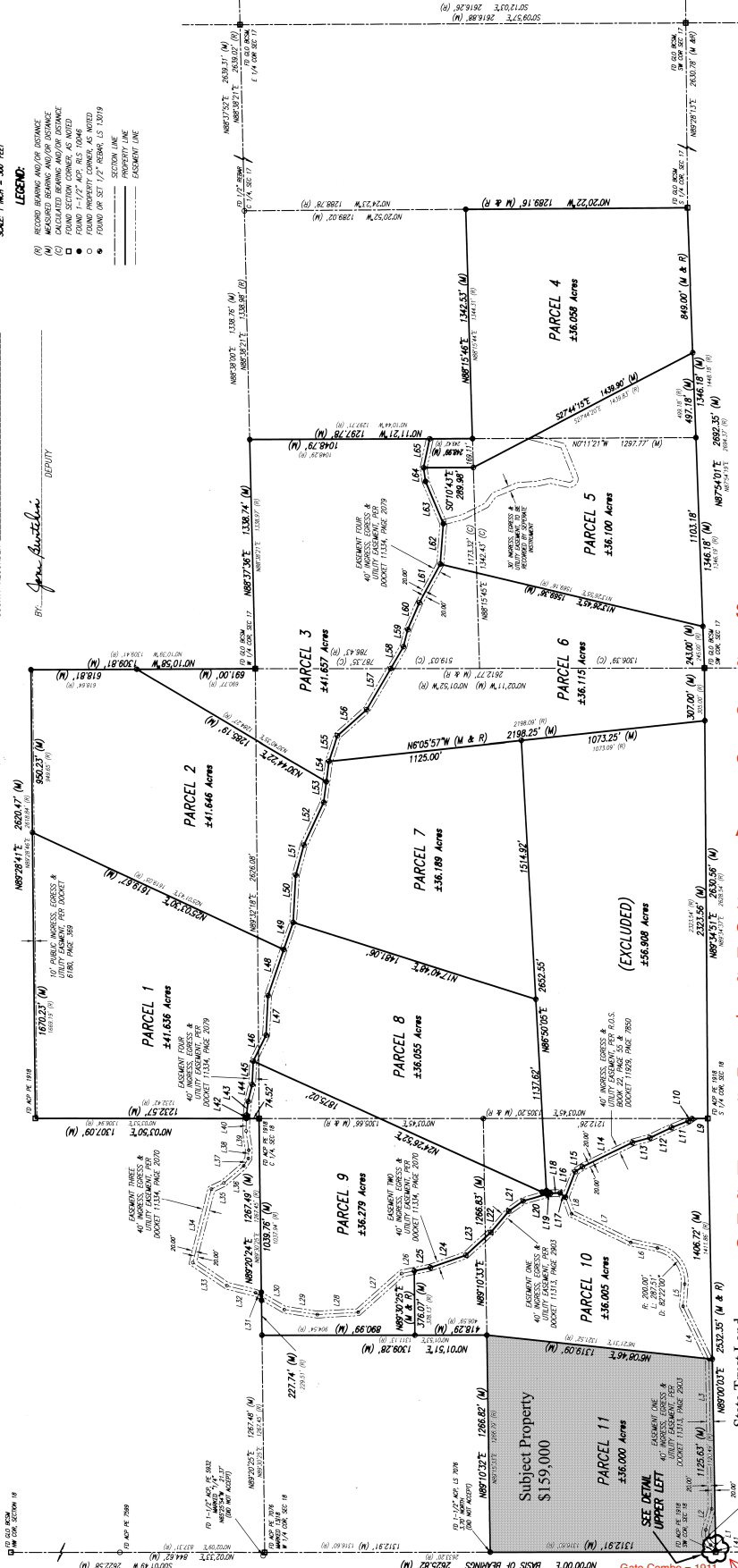
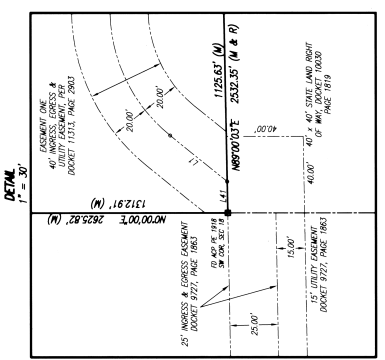
GENERAL NOTES:
1. THIS SURVEY IS BEING EXPEDITED TO CORRECT THE RECORD OF SURVEY FOR RANCHO AQUA...
2. THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING...
3. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE BOUNDARIES SHOWN ON...
4. REFERENCES USED AS A PART OF THIS SURVEY...
5. THIS SURVEY WAS PERFORMED BY RANDI L. PUTT, R.L.S. 15819

LEGEND:
(R) RECORD BEARING AND/OR DISTANCE
(M) CALCULATED BEARING AND/OR DISTANCE
(C) FOUND BEARING AND/OR DISTANCE
(D) FOUND BEARING AND/OR DISTANCE
(F) FOUND PROPERTY CORNER, AS NOTED
(N) FOUND OR SET 1/2" IRON, L.S. 15819

BY: *Juan Bautista*, DEPUTY
F. Ann Rodriguez, COUNTY RECORDER

LINE	DIST	BEARING
1	151.97	S79°24'48.79\"
2	153.11	S71°43'17.18\"
3	151.97	S79°24'48.79\"
4	153.11	S71°43'17.18\"
5	151.97	S79°24'48.79\"
6	153.11	S71°43'17.18\"
7	151.97	S79°24'48.79\"
8	153.11	S71°43'17.18\"
9	151.97	S79°24'48.79\"
10	153.11	S71°43'17.18\"
11	151.97	S79°24'48.79\"
12	153.11	S71°43'17.18\"
13	151.97	S79°24'48.79\"
14	153.11	S71°43'17.18\"
15	151.97	S79°24'48.79\"
16	153.11	S71°43'17.18\"
17	151.97	S79°24'48.79\"
18	153.11	S71°43'17.18\"
19	151.97	S79°24'48.79\"
20	153.11	S71°43'17.18\"

LINE	DIST	BEARING
21	151.97	S79°24'48.79\"
22	153.11	S71°43'17.18\"
23	151.97	S79°24'48.79\"
24	153.11	S71°43'17.18\"
25	151.97	S79°24'48.79\"
26	153.11	S71°43'17.18\"
27	151.97	S79°24'48.79\"
28	153.11	S71°43'17.18\"
29	151.97	S79°24'48.79\"
30	153.11	S71°43'17.18\"
31	151.97	S79°24'48.79\"
32	153.11	S71°43'17.18\"
33	151.97	S79°24'48.79\"
34	153.11	S71°43'17.18\"
35	151.97	S79°24'48.79\"
36	153.11	S71°43'17.18\"
37	151.97	S79°24'48.79\"
38	153.11	S71°43'17.18\"
39	151.97	S79°24'48.79\"
40	153.11	S71°43'17.18\"



State of Arizona
Landed
State Trust Land
Gate Combo = 191

Main Entry

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

**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)

