

# **Rancho Agua Verde**

**Stunning • Private • Exclusive  
Gated Community!**

**2  
Only 5 Lots left!**

**Minimum parcel size: 36 Acres@**

**Call to arrange your private showing  
of these magnificent Riparian and  
Foothill lots.**

**Bill Arnold  
William G. Arnold, Ltd.**

**520.247.4592 (c)**

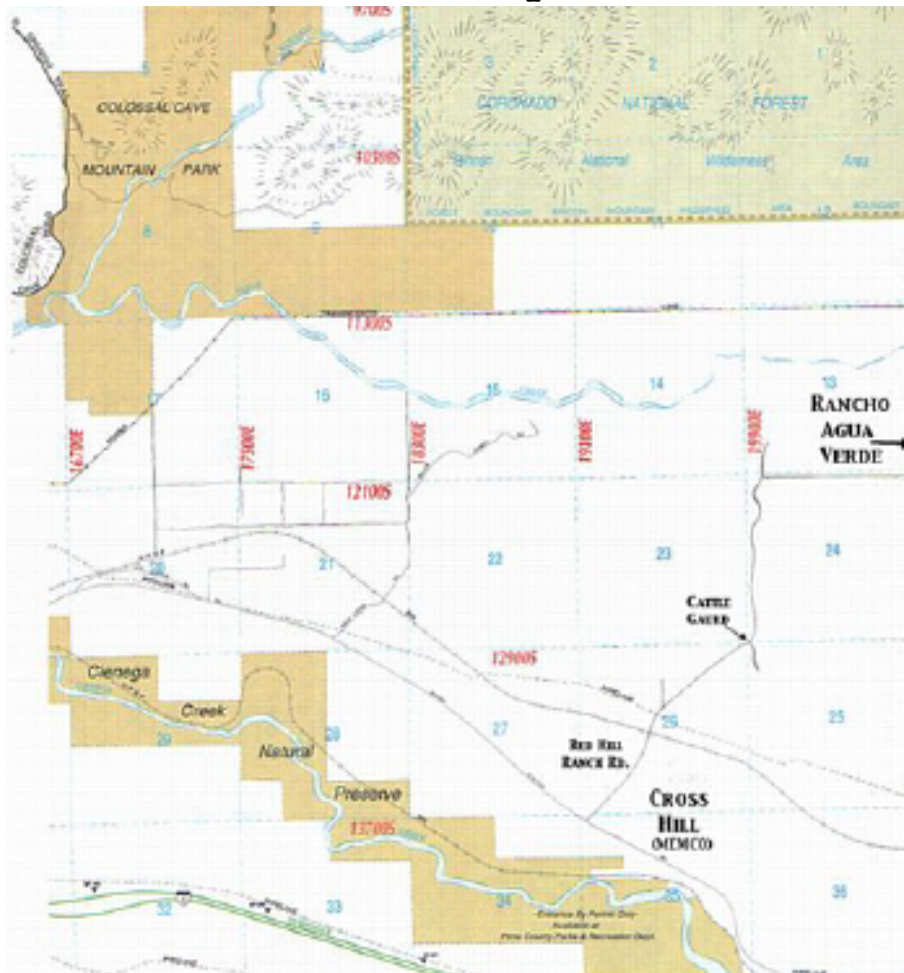
**tucsonbil@icloud.com**

**www.tucsonland.info**

# General Location Map



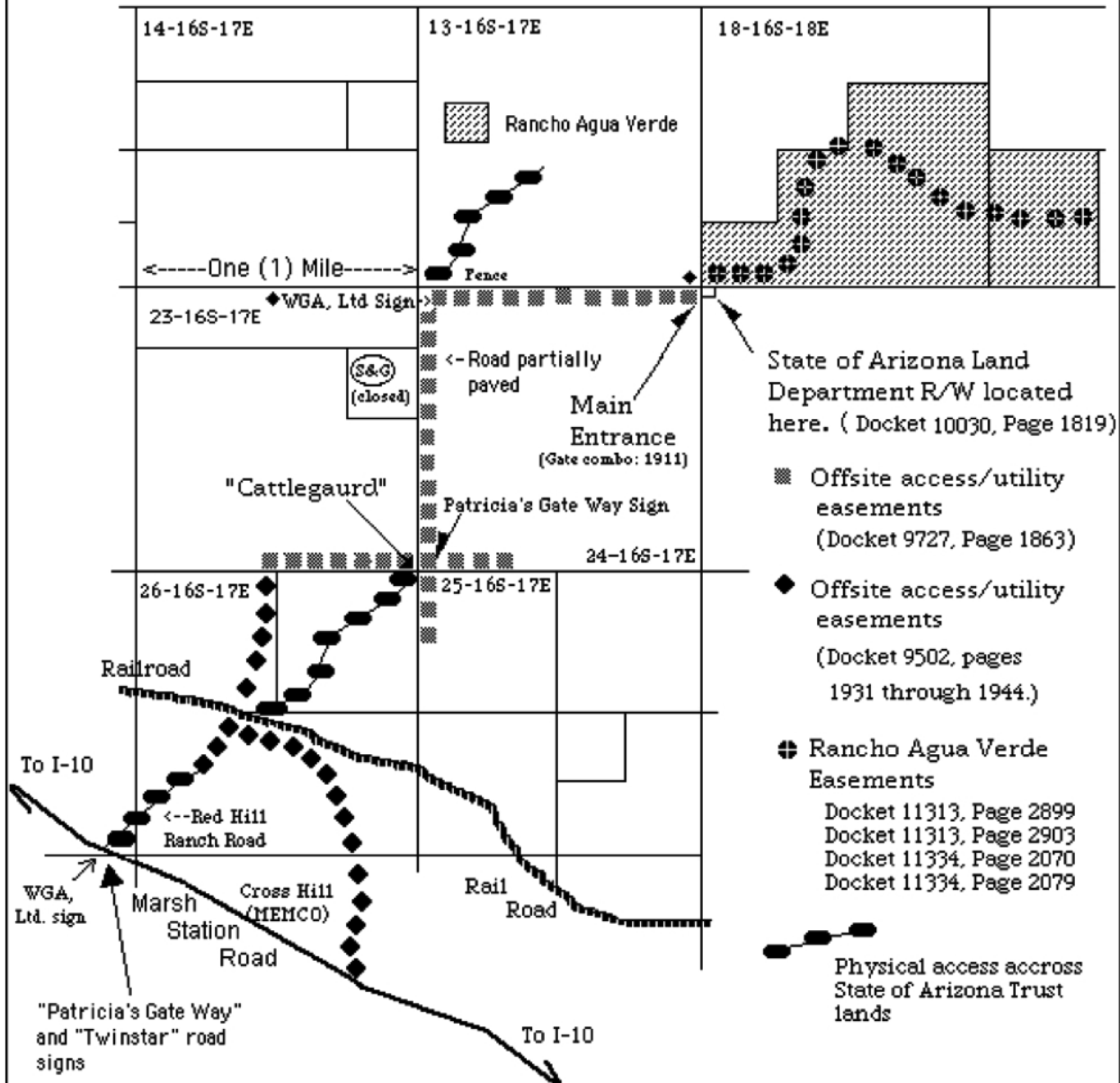
# Area Map



# Rancho Agua Verde

## Detailed Location / Easement Map

# Rancho Agua Verde



LISTING AGENT: Bill Arnold: (520) 247.4592      MLS#      Varies by Lot      MAP REVISION DATE 25 Sep 25

**the land man**

© 2025 William G. Arnold Ltd.

**Bill Arnold**  
**William G. Arnold, Ltd**  
**tucsonbil@icloud.com**

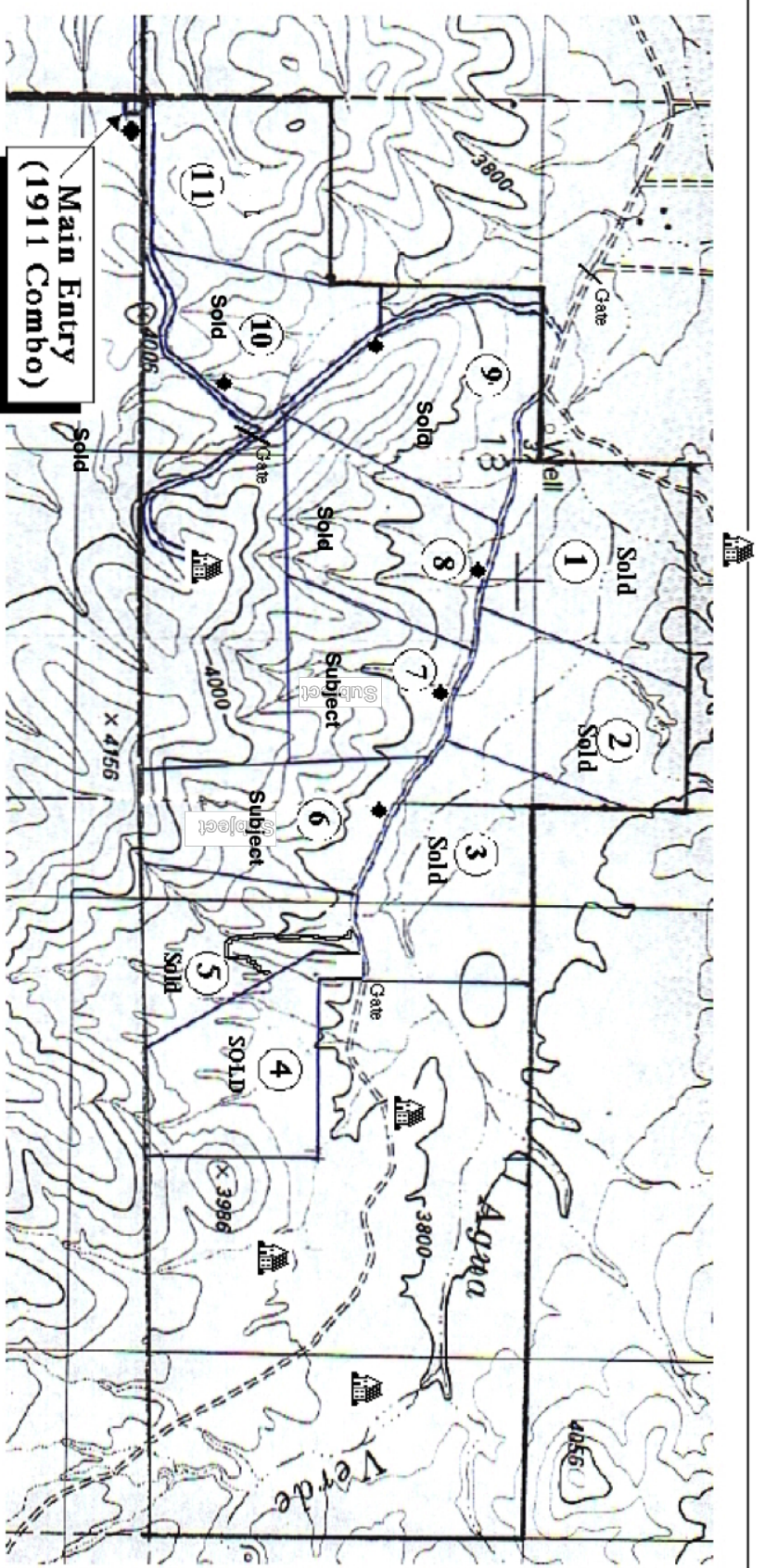
This is NOT a survey plat. Use for reference only. This information is subject to change without notice.



♦ WGA, Ltd Sign

Please Escrow with Barbi Stewart c/o Fidelity National Title. 5285 E. Williams Circle, Suite 1090. Tucson, AZ 85711      BASTewart@fnf.com. (520) 751-2971

**Rancho Agua Verde Topography**



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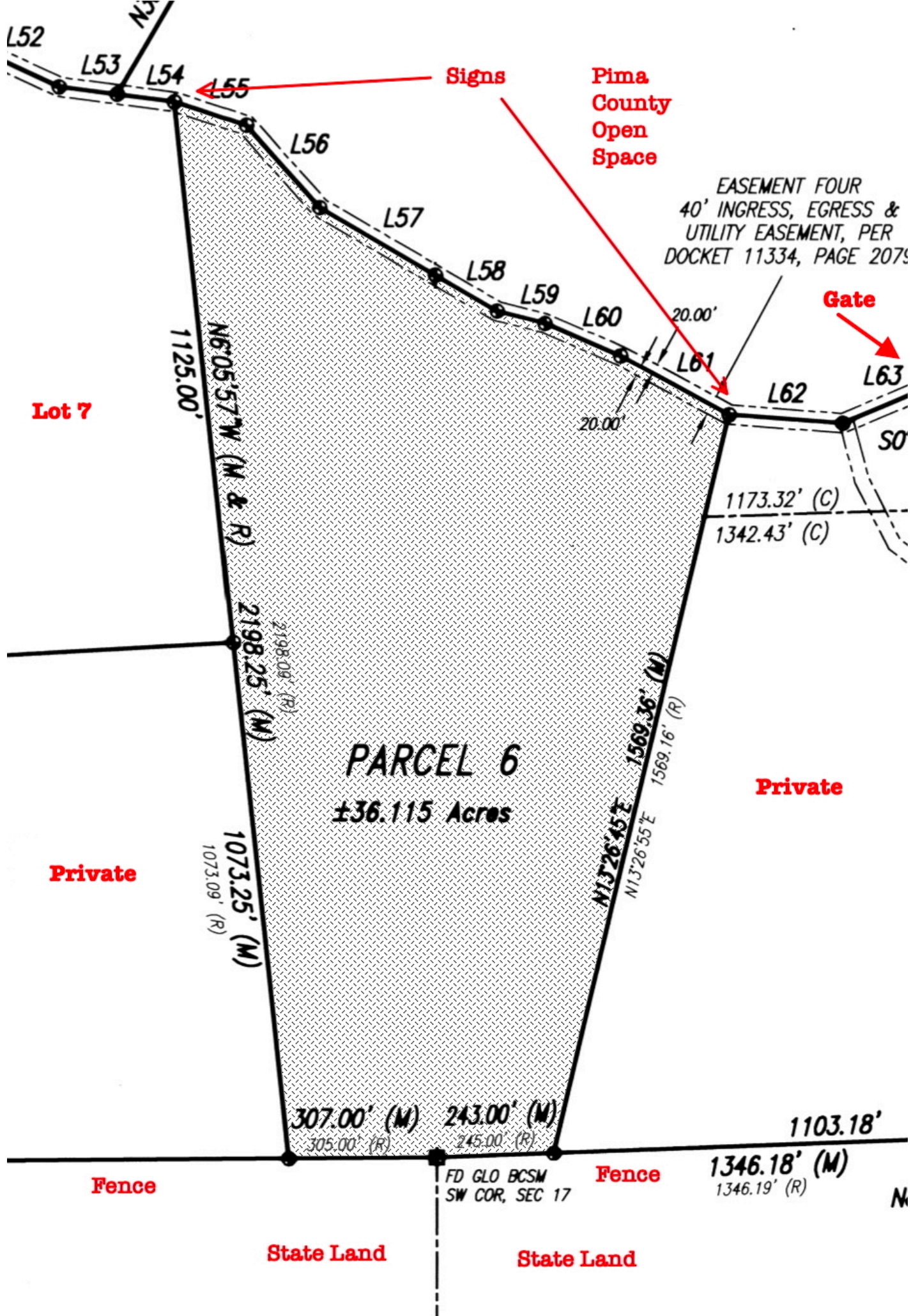
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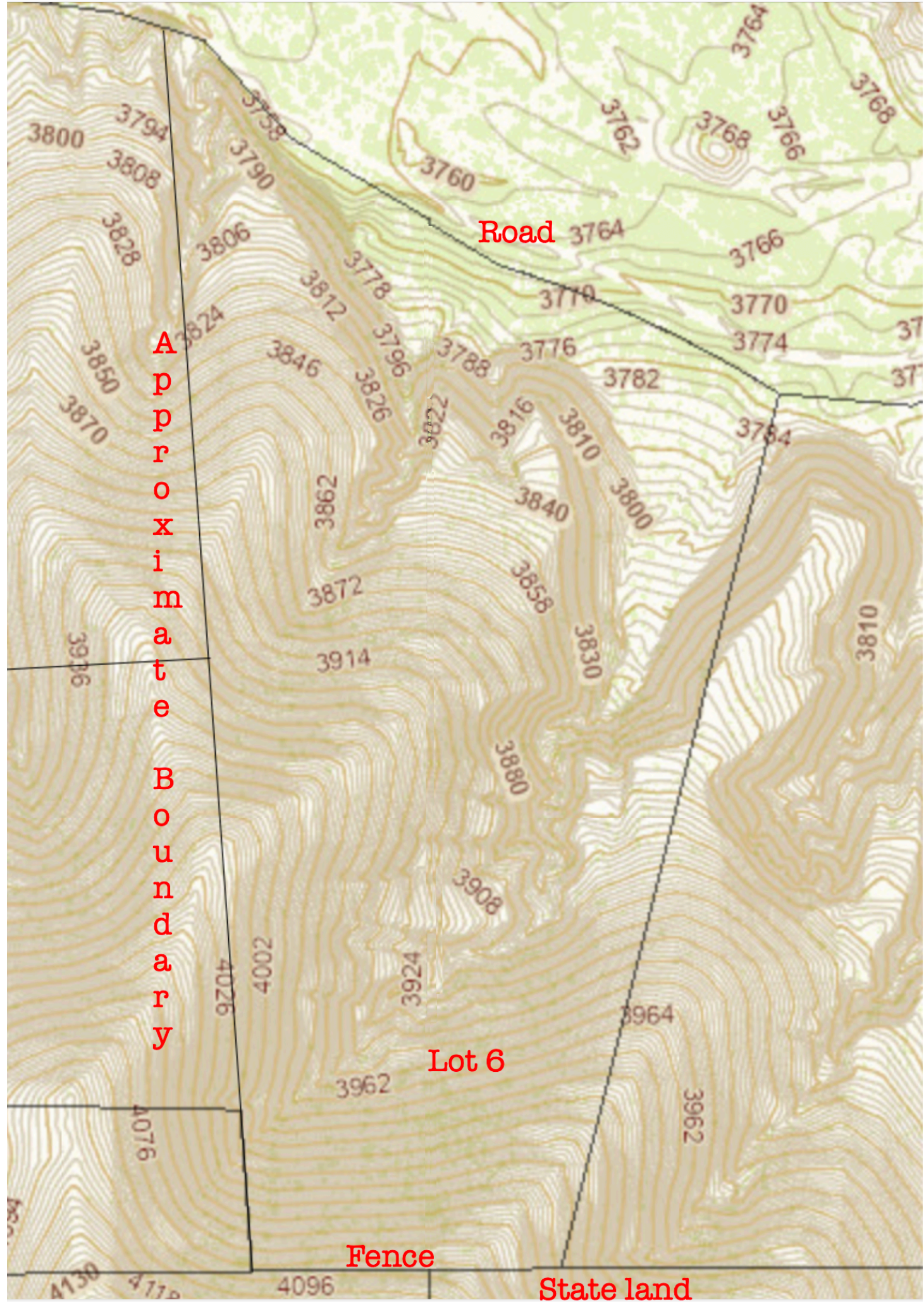
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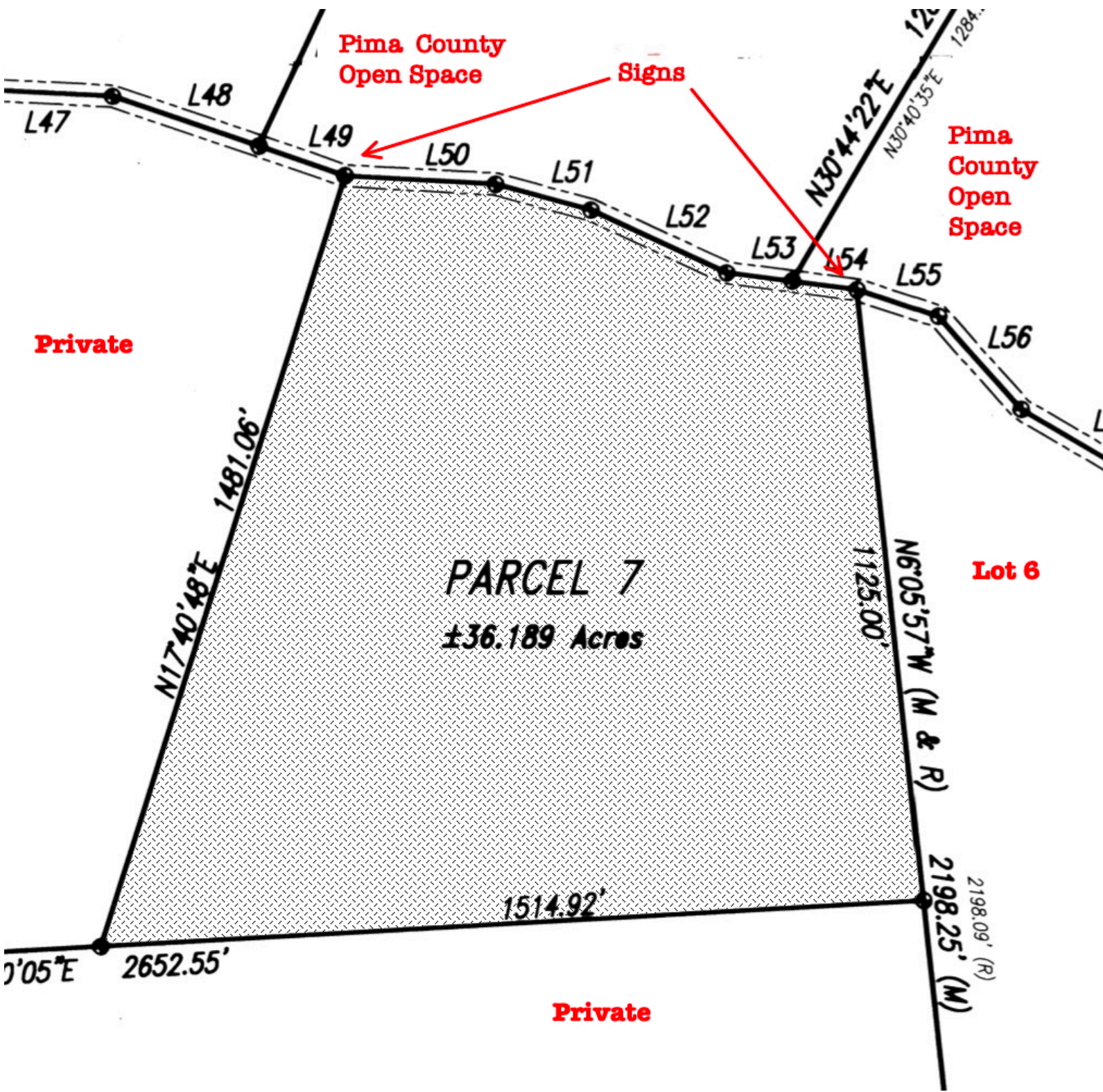
Road

Approximate Boundary

Lot 6

Fence

State land



Pima County  
Open Space

Signs

Pima  
County  
Open  
Space

Private

PARCEL 7  
±36.189 Acres

Lot 6

Private

L47

L48

L49

L50

L51

L52

L53

L54

L55

L56

N17°40'48"E  
1481.06'

N30°44'22"E  
1284.00'

N30°40'35"E  
1284.00'

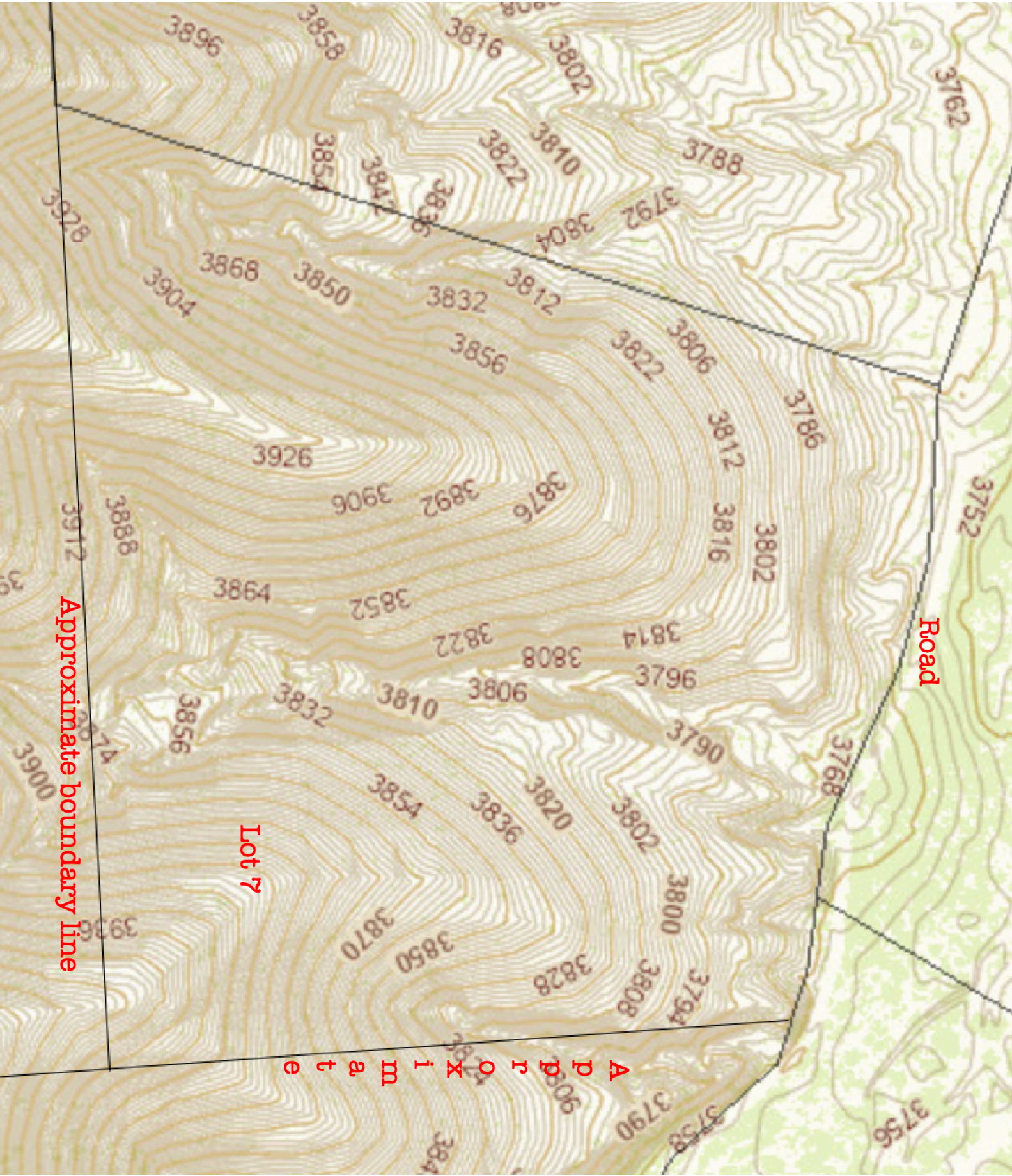
1125.00'  
N6°05'57"W (M & R)

2198.25' (M)  
2198.09' (R)

1514.92'

2652.55'





Road

Approximate boundary line

Lot 7

Approximate

**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)**

