

Rancho Agua Verde

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

Only ²~~3~~ 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.

4400 E. Broadway #600

Tucson, AZ 85711

520.325.9905 (v) • 520.325.6455 (f)

520.247.4592 (c)

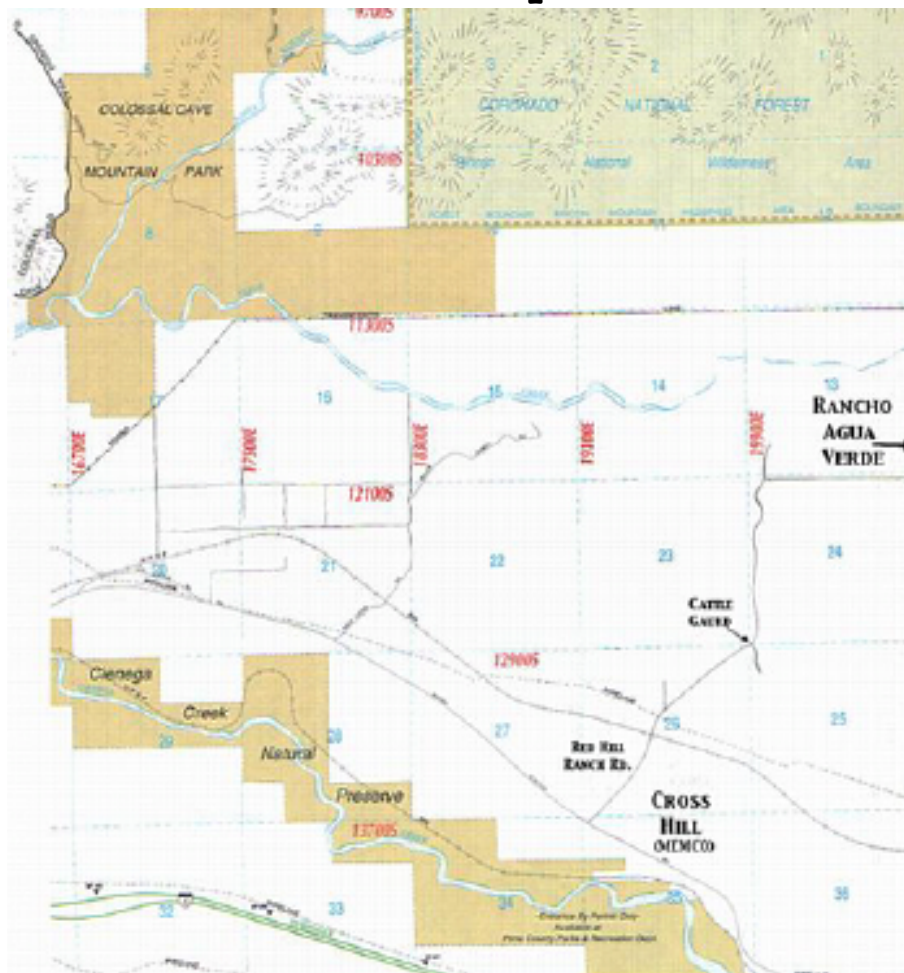
tucsonbil@Cox.net

www.tucsonland.info

General Location Map



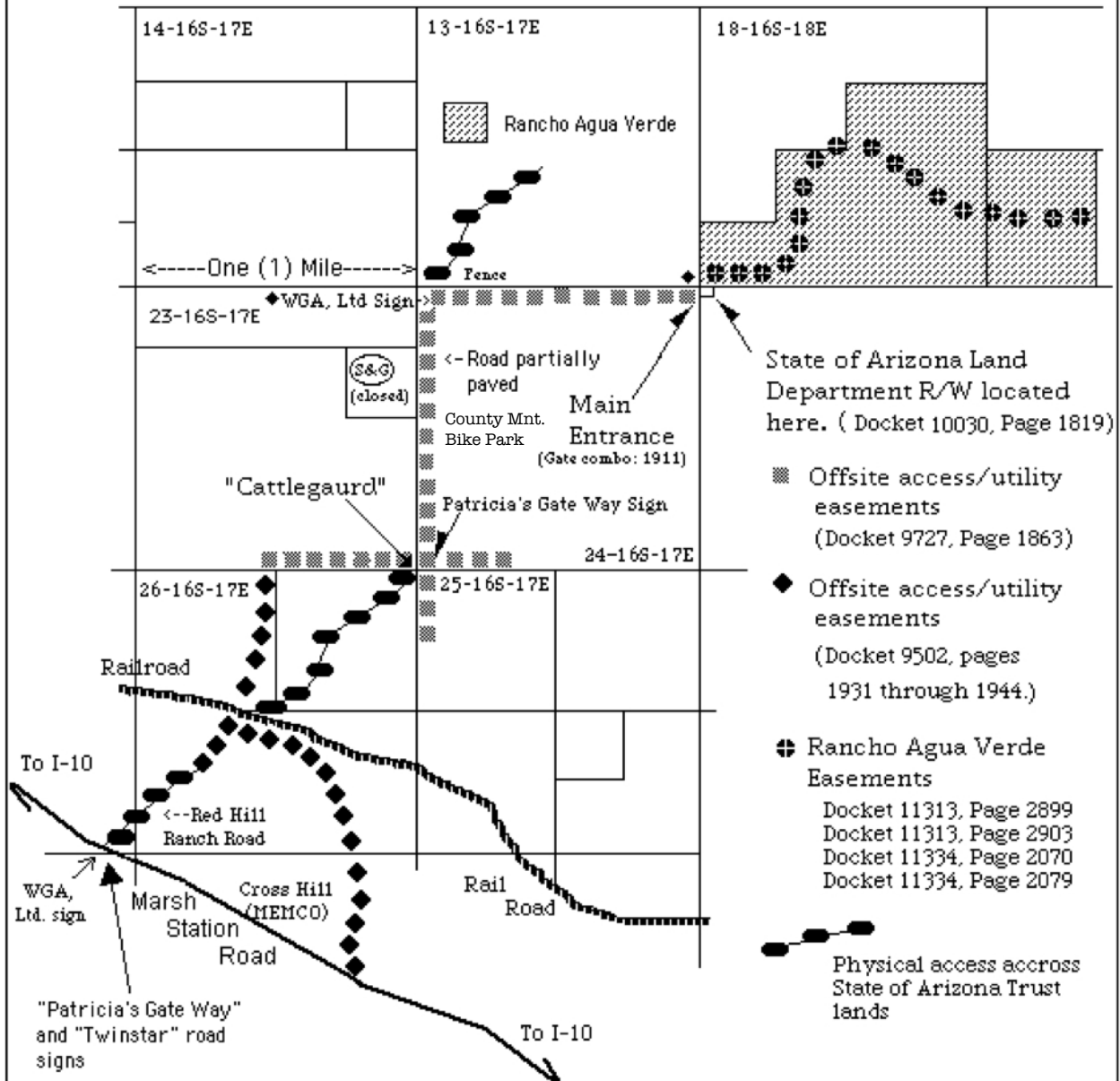
Area Map



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

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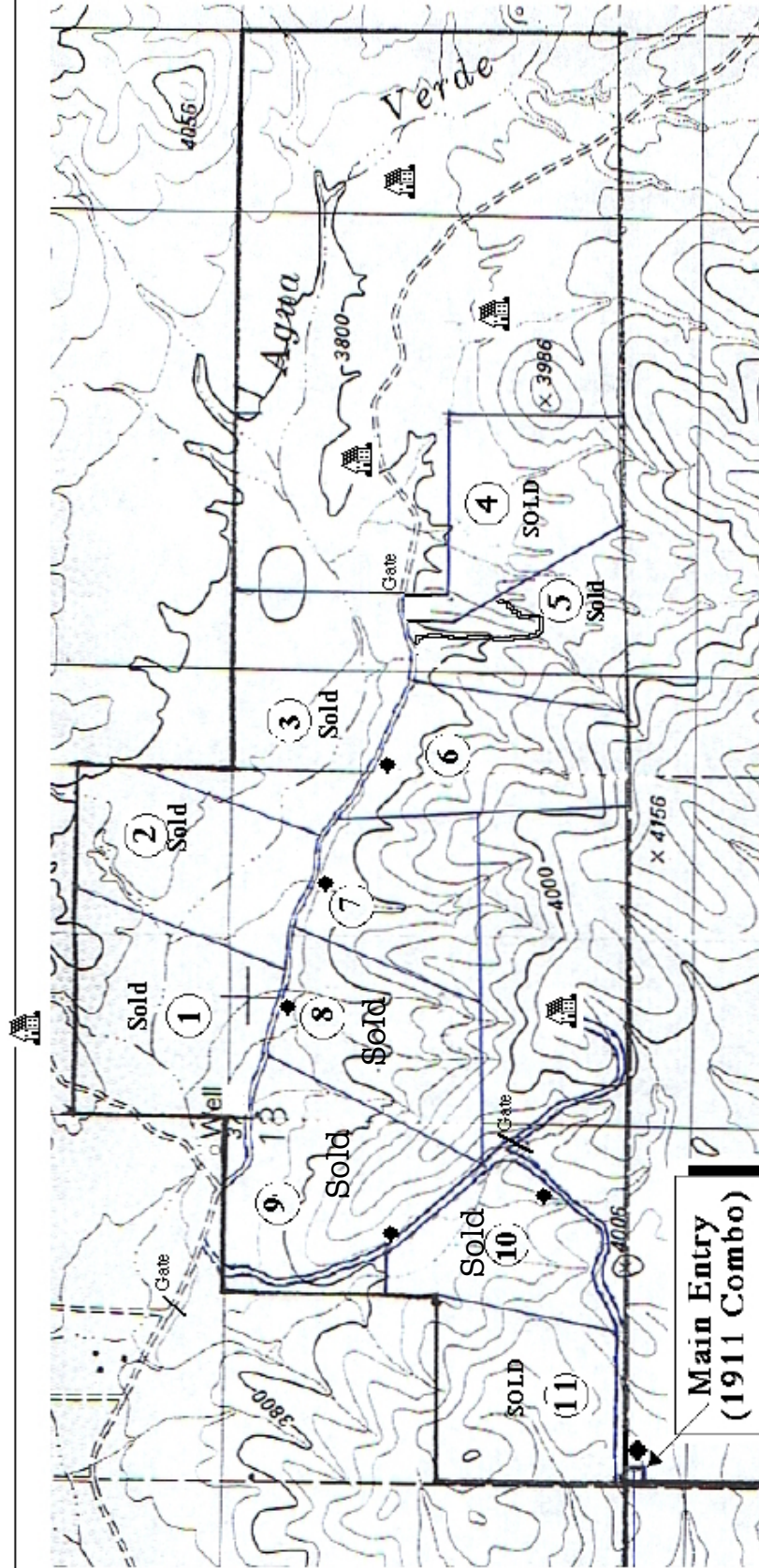
This is NOT a survey plat. Use for reference only. This information is subject to change without notice.



◆ WGA, Ltd Sign

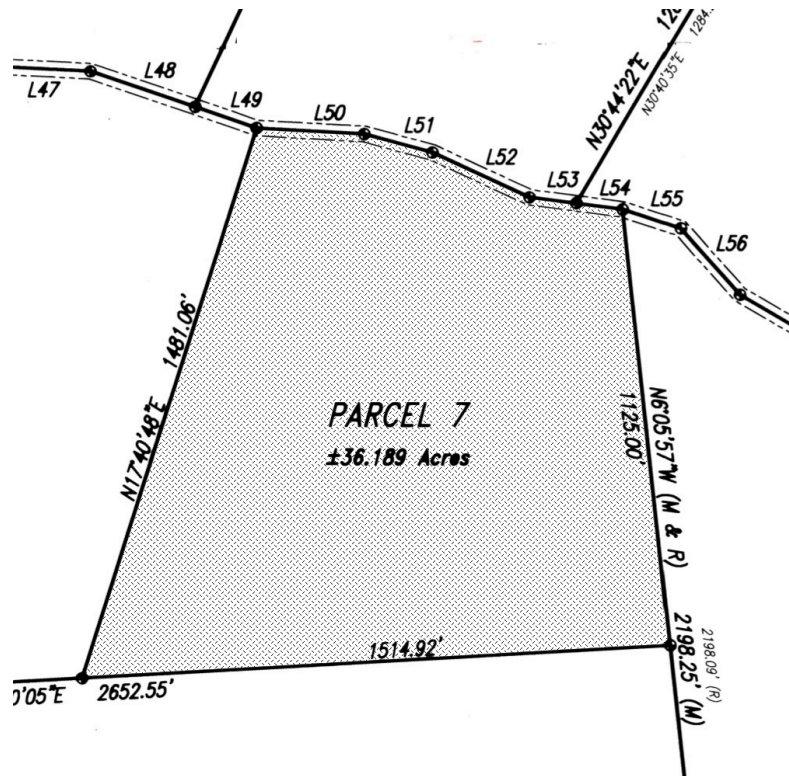
Please escrow with Laura Pulvertaft c/o Fidelity National Title: 6245 E. Broadway #180 520.751.2923 lpulvertaft@fnf.com

Rancho Agua Verde Topography



| | | | |
|---|------|---|---|
| LISTING AGENT: Bill Arnold: (520) 247-4592 | MLS# | Varies by Lot | MAP REVISION DATE 25 Sep 17 |
| the land man ©2017 / 18 William G. Arnold Ltd. Please escrow with Laura Pulvertaft c/o Fidelity National Title: 6425 E. Broadway #180 520.751.2923 lpulvertaft@fnf.com | | William G. Arnold, Ltd. 4400 E. Broadway #600M Tucson, Arizona 85711 (520) 325.9905 (w) (520) 325.6455 (f) tucsonbill@cox.net | This is NOT a survey plat. Use for reference only. This information is subject to change without notice. WGA, Ltd Sign |

L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62 L63
 EASEMENT FOUR
 40' INGRESS, EGRESS &
 UTILITY EASEMENT, PER
 DOCKET 11334, PAGE 207
 20.00' 20.00'
 1173.32' (C)
 1342.43' (C)
 50
 1103.18'
 1346.18' (M)
 1346.19' (R)
 N
 FD. GLO. BCSW
 SW COR, SEC 17
 305.00' (R)
 245.00' (R)
 307.00' (M)
 243.00' (M)
 1073.25' (M)
 1073.09' (R)
 2198.25' (M)
 2198.00' (R)
 N67°05'57"W (M & R)
 1125.00'
 PARCEL 6
 ±36.115 Acres



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)

