

# FOR SALE



## Approx. 40.2 acres Tubac Ranch Estates, Santa Cruz County, Arizona



This parcel offers beautiful views of the Santa Rita Mountains and the surrounding valleys. Historic Tubac, Arizona, an easy 40 minute drive from Tucson and 20 minute drive from Nogales, was founded in 1752 and enjoys worldwide recognition for its artist colony, fine dining and recreational activities. This 40 acre parcel is surrounded on three sides by a 1,600 acre parcel which is being master planned for development.

**Roy Drachman**  
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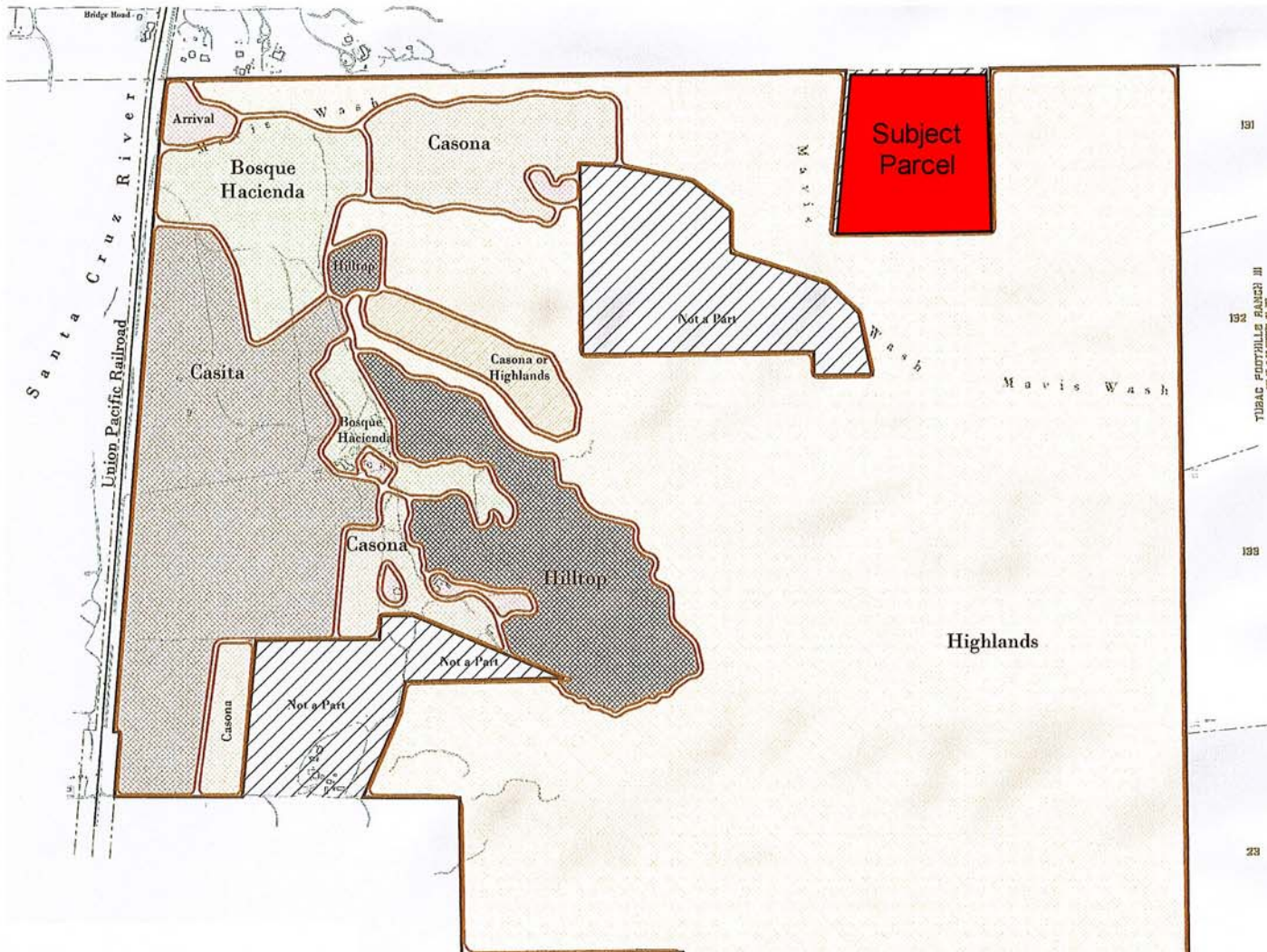
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# Tubac Ranch Estates

## 40.2 acres

Santa Cruz County Parcel #:	112-44-042
Zoning:	GR
2007 Property Taxes:	\$868.58
Sales Price:	\$350,000.00
Terms:	Cash/Submit





	<b>Hilltop</b>	1.6 du/ac
approx 83 acres		132 units max
	<b>Casita</b>	1.5 du/ac
approx 143 acres		216 units max
	<b>Casona</b>	1.74 du/ac
approx 89 acres		155 units max
	<b>Bosque Hacienda</b>	0.42 du/ac
approx 65 acres		27 lots max
	<b>Highlands</b>	0.14 du/ac
approx 1,338 acres		183 lots max
	<b>Community Facility</b>	
approx 15 acres		
	<b>Total</b>	0.28 du/ac average
1,712 acres		475 units / lots max

