

OLD WEST RANCH SAHUARITA · BULK SALE

Due diligence index.

458 acres · 14 recorded parcels · S Mission Rd & Helmet Peak Rd, Sahuarita, AZ 85629

Recorded and public documents accompany the listing. The full due diligence package is delivered to qualified parties upon request with signed receipt.

Tier 1 - Recorded and public documents.

Available with the listing.

Record of Survey	Seq. 2024-2980615 - the 14 recorded parcels, corners pinned on all 14
Recorded Covenants	Old West Ranch Sahuarita - governs use across the ranch
First Amendment to Covenants	Seq. 20261140563, recorded April 24, 2026 - recorded build rights of four residences and one guest house per parcel; no further splitting permitted
Pima County Zoning	RH Rural Homestead zone code excerpt - permitted uses including guest dwellings
Sign Variance Approval	Pima County Board of Adjustment case P25VA00013, approved May 2025

Tier 2 - Due diligence package.

Available upon request with signed receipt.

Condition of Title Report	Fidelity National Title, updated August 12, 2026
Phase I Environmental Site Assessment	ASTM E1527-21, Partner Engineering and Science - no recognized environmental conditions identified
Geotechnical Report (Soils Report)	Pattison Engineering - soils suitable for the proposed development
Well Documentation, Parcels 12 and 13	Permits, statements of claimant, and certified water quality results for the two drilled, completed wells
General Well Information	Drilling process summary and cost guidance of \$45,000 to \$58,000 per well
ADRE Public Report	Public Report DM25-062309, delivered with signed receipt
Right of Way Permit	Pima County permit P25RW00110 - driveway access with marked aerial and survey plat

TO REQUEST THE FULL DUE DILIGENCE PACKAGE

Hudson Robison

DESIGNATED BROKER

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Represented by The Broker Reserve.