

## EXECUTIVE SUMMARY

# REDUCED / ADJACENT TO COYOTE WILDERNESS / 477 AC / Arizona's Best

23200 W. BUSH RD , TUCSON, AZ



## OFFERING SUMMARY

**Offering Price:** \$499,000

**Lot Size:** 477.0 Acres

**APN #:** 301-73-111C, 111G,  
111E, 111F, 0760,  
0750

**Zoning:** RH



FOR MORE INFORMATION CONTACT:

**WALTER UNGER, CCIM** CCIM, CCSS, CCLS, Senior Associate Broker  
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

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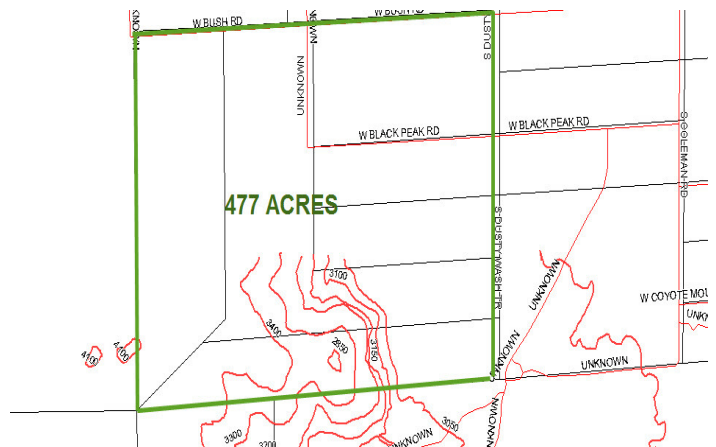
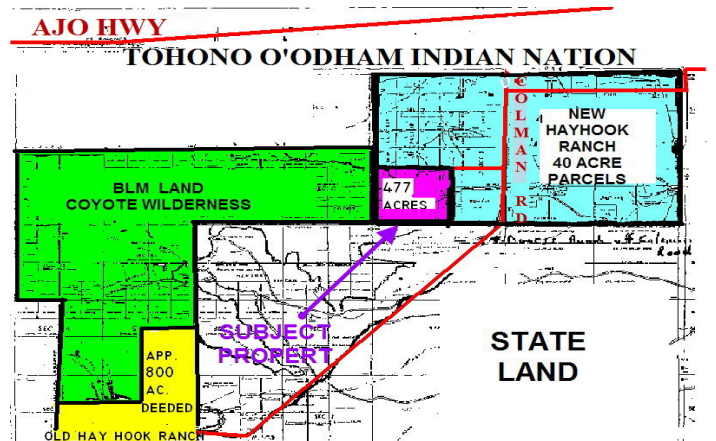
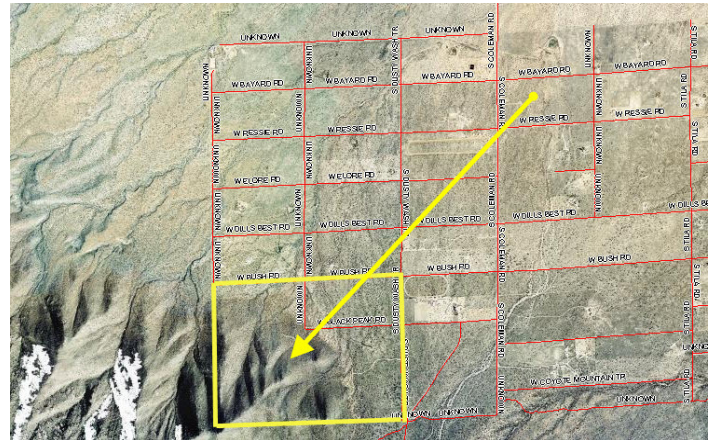
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## PROPERTY OVERVIEW

Can be sold as as whole (477 AC) or as 40 AC Parcels. If sold in 40 AC parcels the price per 40 AC parcel is \$55,000.00. Electric is on the property,

## LOCATION OVERVIEW

Adjacent to Coyote Wilderness BLM (Reserve) on the Foothills of the Coyote Mountains ( Kitt Peak) The wilderness includes the Coyote Mountains with their rugged peaks, massive rounded bluffs, sheer cliff faces, and large open canyons. The vegetation includes palo verde, saguaro, chaparral, and oak woodlands. Hiking, mountain biking, wildlife and plant viewing, horseback riding, photography, sightseeing, wildflower viewing in spring, hunting, bird-watching.



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ADDITIONAL PHOTOS

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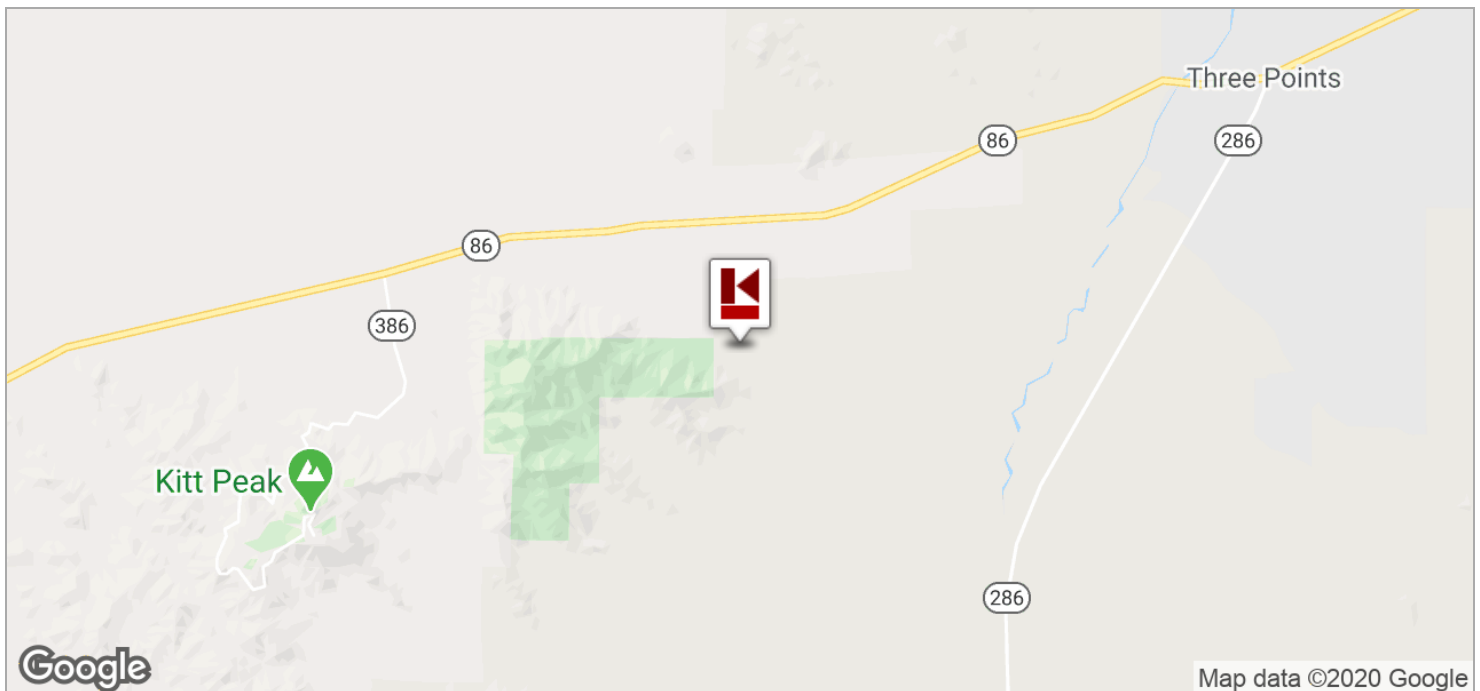
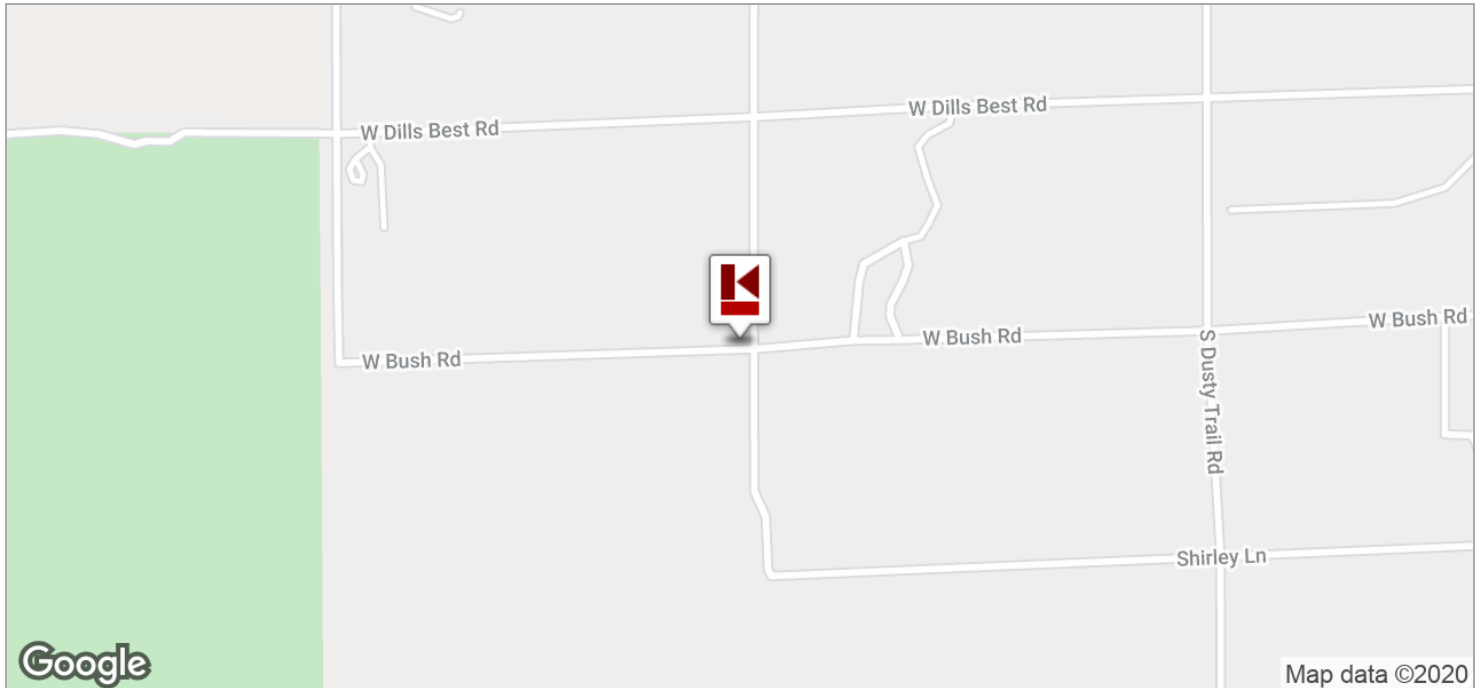
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## LOCATION MAPS

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**KASTEN LONG**  
COMMERCIAL GROUP  
[KLCommercialGroup.com](http://KLCommercialGroup.com)

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