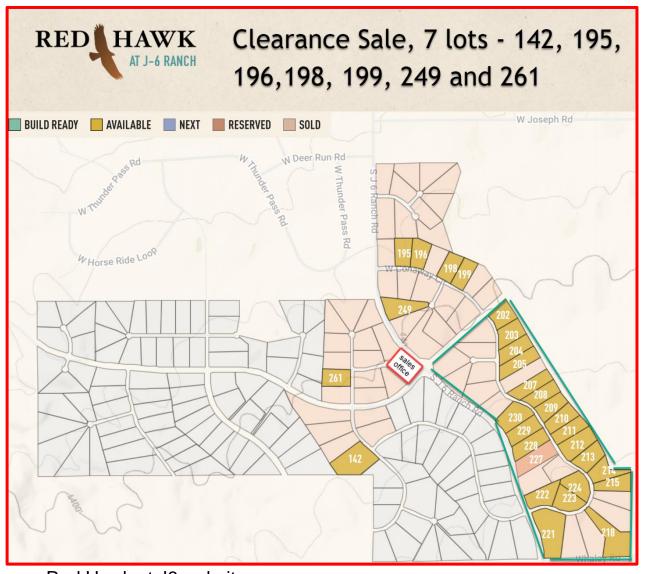


# **Arizona Property**



Red Hawk at J6 website



## Close to What You Want, Far From What You Don't

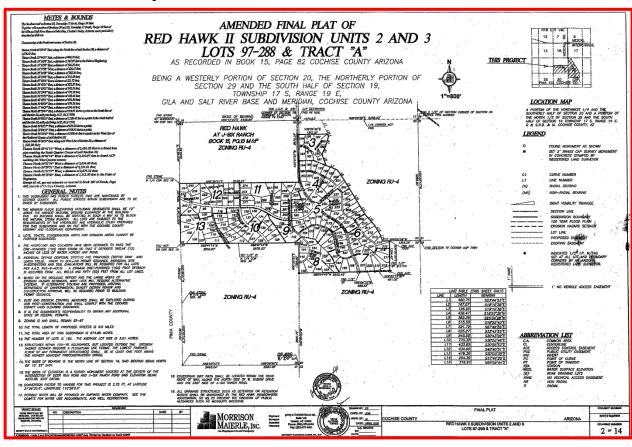
Red Hawk at J-6 Ranch lies off of J-Six Ranch Road just moments from Interstate 10 Exit 297.



The town of Benson, 10 minutes east, offers hospital care, gas, groceries, hotels and more. Metropolitan Tucson — home to Raytheon, Tucson International Airport, Davis-Monthan Air Force Base, the University of Arizona and UA Tech Park, cutting-edge medical specialists, arts and entertainment, shopping, golf, fine dining and year-round events — lies just half an hour west. Interstate 10 offers easy direct access to both.

This serene stretch of rugged beauty is buffered on three sides: county-protected watershed land to the west, 500 acres of untouched open land to the east and the Whetstone Mountains, Las Cienegas National Conservation Area and Coronado National Forest to the south. The majestic Rincon Mountains rise in the north.

## **Cochise County Plat and Assessor Parcel Numbers**



ST DAVID SPRINGS AUCTION LOTS (GOCHISE COUNTY ASSESSOR PARGEL #S)			
Auction Lot 1: Escalante Crossing Lifestyle Block (91,31+/- acres, 9 parcels, several wells)	Acres		
121-21-029T (ENCLAVE 9T DAVID LLC)	1.04		
121-21-029U (ENCLAVE ST DAVID LLC)	7 4 7		
121-22-004G (ENCLAVE ST DAVID LLC)	1.69		
121-21-029F (ENCLAVE ST DAVID LLC)	2.76		
121-23-001E (ENCLAVE ST DAVID LLC)	20.97		
121-22-004E (ENCLAVE ST DAVID LLC)	51.31		
121-22-003K (ENCLAVE ST DAVID LLC)			
121-22-003J (ENGLAVE ST DAVID LLG) 121-22-011E (ENGLAVE ST DAVID LLG)	4.25		
TOTAL	91.91		
10172			
Auction Lot 2: Well Site   Escalante Crossing (800+/- foot artesian well)	Acres		
A portion of 121-21-029V (ENGLAVE ST DAVID LLG)	100		
Auction Lots 3, 4, 5, 6; Quali Call Home Sites			
(121-20-002M + 121-20-001A = 54,42 acres (5N LLC) offered in 4 lots to be divided by closing)	Acres		
Auction Lot 3: Quali Call Lot 1	11.8		
Auction Lot 4: Quail Call Lot 2	11.3		
Auction Lot 5: Quail Call Lot 2	15.28		
Austion Lot 9: Quali Call Lot 4	94.42		
TOTAL	84.42		
Auction Lot 7: River Bend Lifestyle Block (31,7+/- acres)	Acres		
Auction Lot 7: River Bend Lifestyle Block (31,7#7- acres)	Acres		
A portion of 121-28-006D to be divided by closing (ENCLAVE ST DAVID LLC)	26.7		
TOTAL	31.7		
Auction Lot 8: Peninsula Lifestyle Farm Block (37.6+/- acres)	Acres		
121-29-004E (ENGLAVE ST DAVID LLG)	6.0		
A portion of 121-29-006D to be divided by closing (ENCLAVE ST DAVID LLC)	22.2		
TOTAL	37.6		
Auction Lot 9: Well Site   River Bend (800+/- foot artesian well)	Acres		
A portion of 121-28-007 (ENCLAVE ST DAVID LLC)	TRD		
Auction Lot 10: Springs 77 Lifestyle Farm Block (77+/- acres, two pivots, hay barn, well) 121-31-0028 (ENGLAVE ST DAVID LLC)	Acres		
121-31-002B (ENCLAVE ST DAVID LLC)	77.67		
TOTAL	77.87		
Auction Lot 11: Springs 40 Lifestyle Farm Block (40+/- acres, ag well, center pivot)	Acres		
121-31-002A (ENGLAVE ST DAVID LLC)	40.07		
121-31-002A (ENCLAVE ST DAVID CCC)	49.97		
TOTAL	20.07		
Auction Lot 12: Curtis East 57 Lifestyle Farm Block (57+/- acres, ag well, center pivot)	Acres		
121-26-000S (ENGLAVE ST DAVID LLQ)	2.94		
12136006K (ENGLAVE ST DAVID LLG)	D-4.00		
TOTAL	67.20		
Auction Lot 13: Curtis East 40 Lifestyle Block (Four 9+ acre parcels, 39.14+/- total acres)	Acres		
121-41-001H (ENGLAVE ST DAVID LLC)	10.75		
121-41-001G (ENCLAVE ST DAVID LLG)	9.72		
121-41-001F (ENCLAVE ST DAVID LLC)	9.72		
121-41-001E (ENCLAVE ST DAVID LLC)	9.98		
TOTAL	39.14		
Auction Lot 14; Curtis East 105 Lifestyle Farm Block (105+/- acres, artesian well, ag well)			
	Aores		
	4.66		
12135004D (ENGLAVE ST DAVID LLG)	Eq Th		
12135004D (ENGLAVE ST DAVID LLC) 12135008 (ENGLAVE ST DAVID LLC)			
12:135004P (ENGLAYE ST DAVID LLG) 12:135004P (ENGLAYE ST DAVID LLG) 12:135004P (ENGLAYE ST DAVID LLG)	46.48		
12135004D (ENGLAVE ST DAVID LLC) 12135008 (ENGLAVE ST DAVID LLC)	108.03		

### COOL COOL WATER

The Empirita Water Company provides water to the Red Hawk J6 Ranch. The Empirita Water Company serves to provide the 100-year assured water supply, essential to obtain a public report.

The Cool, Cool water served up by the Empirita Water Company is sourced from five wells located in the Cienega Watershed. The Cienega Watershed of Southeastern Arizona is the basin bounded by the Whetstone Mountains to the south, the Santa Rita Mountains to the west, the Canelo Hills to the south, and the Rincon Mountains to the north.



The pure Empirita water is soft at only 8.7 Grains per Gallon (GPG), 33% of the GPG threshold recommended for a Saltwater Conditioner.

The company is an Arizona State approved water utility, complying with all regulations and testing. Empirita Water Company LLC is substantially owned by Red Hawk Ranch Properties LLC founders and is obligated to provide water to service the entire development. Rates are controlled by the State of Arizona.

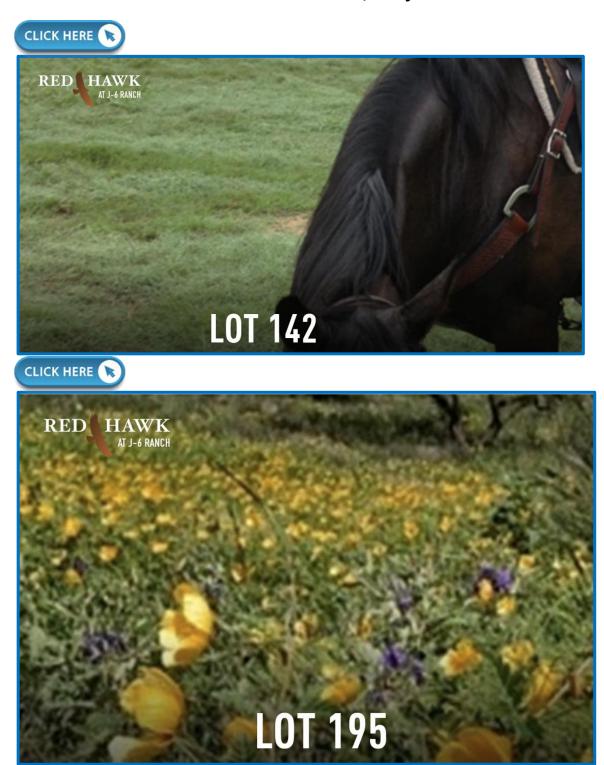
#### **Build Where Best Meets West**

The homesite large lots in Red Hawk at J-6 Ranch combine quality and affordability, privacy, convenience and 330 days of clear skies unlike anywhere else in the American Southwest. Buy your development land for sale in Arizona now, choose a home from our 23 models to build now, or build later. Add a Casita for guests or a Grain Bin Gazebo for parties and outings. Horse land lots are on the perimeter of the community with access to 1 million acres of riding trails. And for those with Wanderlust, add an RV garage. Secure your land and buy a a large lot at our phase two close out. Only 7 lots left. Phase three opened mid 2024 and 21 pf 23 lots remain

Tucked against protected land, Red Hawk offers quiet, high desert living just minutes from health care, entertainment and the amenities of modern life, but in a secluded, master-planned landscape that's beautifully rugged, removed and remote.



Secure your land and buy a large lot. Phase three opened mid 2024 with 35 Estate Lots. Phase Two Close Out, Only 7 lots left.







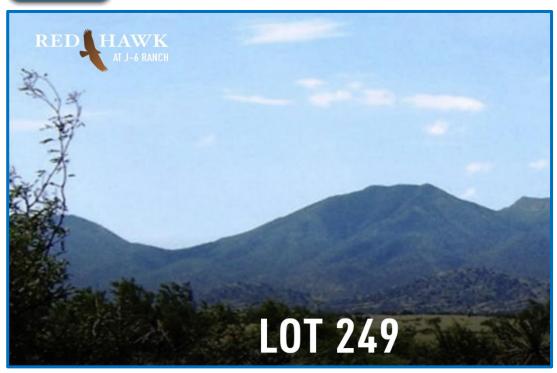
















Add a home Built to Last. Just 15 Minutes from a <u>FrameUpNow</u> manufacturing Site. All homes constructed at Red Hawk J6 since 2003 are framed with Light Gauge Steel.



19 Environmentally Friendly  Trees don't have to be destroyed and the source of most metal is from recycling  How-To Videos Included  How-to videos provide simple assembly instructions  Eliminate emotional upheavals - save time, money, and preserve the relationship  Universal Requirements - some or all may be required  Site plan  Fearthquake (fault) evaluation  Earthquake (fault) evaluation  Foundation Plan - subject to soils					
with metal and not wood    Wood Metal   Explanation	20 good reasons to frame a home				
Why build your ADU with metal vs wood   Wood   Metal   Explanation	II - I I		Eramour Mow com		
1 DIY Construction Benefit	with metal and not wood		1   G1116   140 44   C0111		
1 DIY Construction Benefit	Why build your ADU with metal vs wood Wood		tal Explanation		
Build as DIY, Hybrid or by a General Contractor	1 DIY Construction Benefit		The wall frames, trusses and beams can be erected in a just a few days		
Build It As You Can Afford It    Mimpervious to Weather - build as you have the time and money   Up Front Cost of Framing Materials   As to only the framing material, wood is less expensive   Total Cost To Build   Savings in time, labor, and other areas make light gauge steel LESS expensive   Termites and wood boring insects   Vermites, carpenter ants and wood boring insects eat wood, not metal   Mold resistant   Wetal does not attract mold   Damage caused by exterior and interior flooding   Metal needs no reconditioning after a flood   Fire Resistant   Won-combustible   Wany insurance underwriters now provide lower rates for metal framed homes   Wany insurance underwriters now provide lower rates for metal framed homes   Walls, trusses, and beams retain their original form   Perfectly straight walls - no shimming of drywall   Corners are 90 degrees   No need for templating of countertops to adjust for out of square corners   Strength and weight   Metal is stronger than wood and weighs less - no need for crane to lift ADU trusses   BIG Engineered Stamp   Walls and engineering stamp is necessary, months of waiting are saved   Complete BOM (Materials Shopping List)   Take the materials shopping list to Home Depot and start shopping/pricing   Flexible in Seismic Areas - Won't Fracture   Light gauge steel is flexible and won't fracture when the earth moves   No Waste At Job Site   Steel is the most recycled material in the world. A typical wood home has 20-30% waste   Forvironmentally Friendly   Trees don't have to be destroyed and the source of most metal is from recycling   How-To Videos Included   Who-to videos provide simple assembly instructions   Relationship Counselor   Weils and world fracture when the earth moves   Eliminate emotional upheavals - save time, money, and preserve the relationship   Universal Requirements - some or all may be required   Site plan   Seight and world fracture when the earth moves   Eliminate emotional upheavals - save time, money, and preserve the relationship	2 Minimal Construction Skills Required		Pre-assembled walls and trusses require no specialized skills to errect		
5 Up Front Cost of Framing Materials  As to only the framing material, wood is less expensive  Total Cost To Build  Savings in time, labor, and other areas make light gauge steel LESS expensive  Termites and wood boring insects  Mold resistant  Metal does not attract mold  Damage caused by exterior and interior flooding  Metal needs no reconditioning after a flood  Fire Resistant  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower rates for metal framed homes  Many insurance underwriters now provide lower at food  Many insurance underwriters now provide lower rates for metal framed homes  Light gauge steel is flexible and won't fracture when the earth moves  Many insurance u	3 Build as DIY, Hybrid or by a General Contractor		Do it yourself, Hybrid (involve special contractors) or hire a General Contractor		
Total Cost To Build	4 Build It As You Can Afford It		Impervious to Weather - build as you have the time and money		
Termites and wood boring insects	5 Up Front Cost of Framing Materials	$\overline{}$	As to only the framing material, wood is less expensive		
8 Mold resistant	6 Total Cost To Build		Savings in time, labor, and other areas make light gauge steel LESS expensive		
9 Damage caused by exterior and interior flooding	7 Termites and wood boring insects		Termites, carpenter ants and wood boring insects eat wood, not metal		
10 Fire Resistant	8 Mold resistant		Metal does not attract mold		
11 Lower insurance rates	9 Damage caused by exterior and interior flooding		Metal needs no reconditioning after a flood		
12 Walls, trusses, and beams retain their original form	10 Fire Resistant		Non-combustible		
13 Corners are 90 degrees	11 Lower insurance rates		Many insurance underwriters now provide lower rates for metal framed homes		
14 Strength and weight	12 Walls, trusses, and beams retain their original form		Perfectly straight walls - no shimming of drywall		
15 IBC Engineered Stamp	13 Corners are 90 degrees		No need for templating of countertops to adjust for out of square corners		
Take the materials shopping list to Home Depot and start shopping/pricing  Take the materials shopping list to Home Depot and start shopping/pricing  Light gauge steel is flexible and won't fracture when the earth moves  Steel is the most recycled material in the world. A typical wood home has 20-30% waste  Environmentally Friendly  Trees don't have to be destroyed and the source of most metal is from recycling  How-To Videos Included  How-to videos provide simple assembly instructions  Relationship Counselor  Universal Requirements - some or all may be required  Site plan  Tearthquake (fault) evaluation  Foundation Plan - subject to soils			Metal is stronger than wood and weighs less - no need for crane to lift ADU trusses		
17 Flexible in Seismic Areas - Won't Fracture    Light gauge steel is flexible and won't fracture when the earth moves   Steel is the most recycled material in the world. A typical wood home has 20-30% waste   Environmentally Friendly	15 IBC Engineered Stamp		If an engineering stamp is necessary, months of waiting are saved		
18 No Waste At Job Site Steel is the most recycled material in the world. A typical wood home has 20-30% waste 19 Environmentally Friendly Trees don't have to be destroyed and the source of most metal is from recycling 20 How-To Videos Included How-to videos provide simple assembly instructions Eliminate emotional upheavals - save time, money, and preserve the relationship Universal Requirements - some or all may be required  1 Site plan 7 Earthquake (fault) evaluation 2 Electrical Supply Connection 8 Foundation Plan - subject to soils	16 Complete BOM (Materials Shopping List)		Take the materials shopping list to Home Depot and start shopping/pricing		
19 Environmentally Friendly  Trees don't have to be destroyed and the source of most metal is from recycling  20 How-To Videos Included  How-to videos provide simple assembly instructions  21 Relationship Counselor  Universal Requirements - some or all may be required  1 Site plan  7 Earthquake (fault) evaluation  2 Electrical Supply Connection  8 Foundation Plan - subject to soils	17 Flexible in Seismic Areas - Won't Fracture		Light gauge steel is flexible and won't fracture when the earth moves		
20 How-To Videos Included	18 No Waste At Job Site		, ,,		
21 Relationship Counselor     Eliminate emotional upheavals - save time, money, and preserve the relationship    Universal Requirements - some or all may be required  1 Site plan 7 Earthquake (fault) evaluation 2 Electrical Supply Connection 8 Foundation Plan - subject to soils	19 Environmentally Friendly		Trees don't have to be destroyed and the source of most metal is from recycling		
Universal Requirements - some or all may be required  1 Site plan 7 Earthquake (fault) evaluation 2 Electrical Supply Connection 8 Foundation Plan - subject to soils	20 How-To Videos Included		How-to videos provide simple assembly instructions		
1 Site plan 7 Earthquake (fault) evaluation 2 Electrical Supply Connection 8 Foundation Plan - subject to soils	21 Relationship Counselor		Eliminate emotional upheavals - save time, money, and preserve the relationship		
1 Site plan 7 Earthquake (fault) evaluation 2 Electrical Supply Connection 8 Foundation Plan - subject to soils	Universal Requirements - some or all may be required				
2 Electrical Supply Connection 8 Foundation Plan - subject to soils		<del>ai rtoquii</del> 7			
		8			
3 Sewer Connection 9 Compliance with local energy codes: insulation home wrap and flashing					
4 Fresh Water Supply Connection 10 Engineering for wind speed and snow load.					
5 Set Backs 11 State and Local ordinances regarding ADUs	,	1			
6 Soils Evaluation 12 Local Architect and/or Engineer may be necessary	6 Soils Evaluation	12			

Each Clearance Lot purchase, includes a \$10,000 voucher good to apply to the manufacturing of a Light Gauge Steel frame for a home on the lot.



