

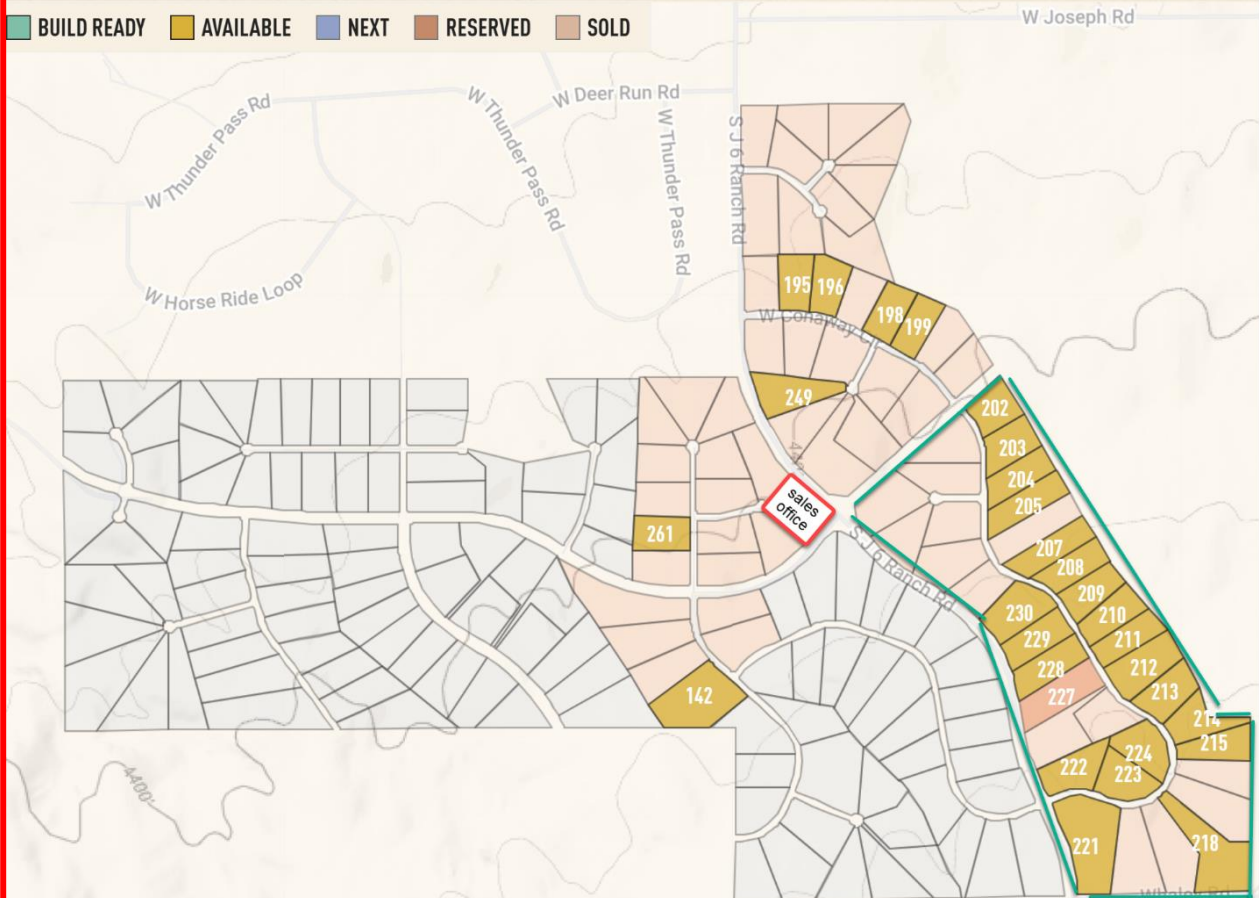


Arizona Property & Auction

RED HAWK
AT J-6 RANCH

Clearance Sale, 7 lots - 142, 195,
196, 198, 199, 249 and 261

BUILD READY AVAILABLE NEXT RESERVED SOLD



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.

[illegible]3

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

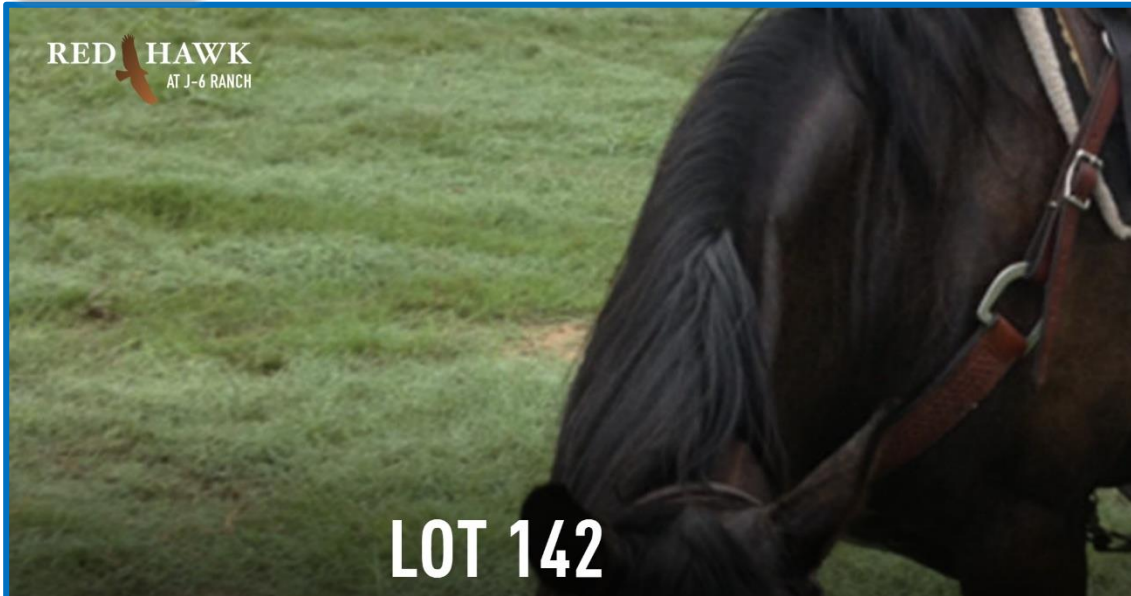
The homesite large lots in Red Hawk at J-6 Ranch combine quality and affordability, privacy, convenience and 330 days of clear skies unlike anywhere else in the American Southwest. Buy your development land for sale in Arizona now, choose a home from our 23 models to build now, or build later. Add a 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 large lot at our phase two close out. Only 7 lots left. Phase three opened mid 2024 and 21 of 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.

[CLICK HERE](#)



[CLICK HERE](#)



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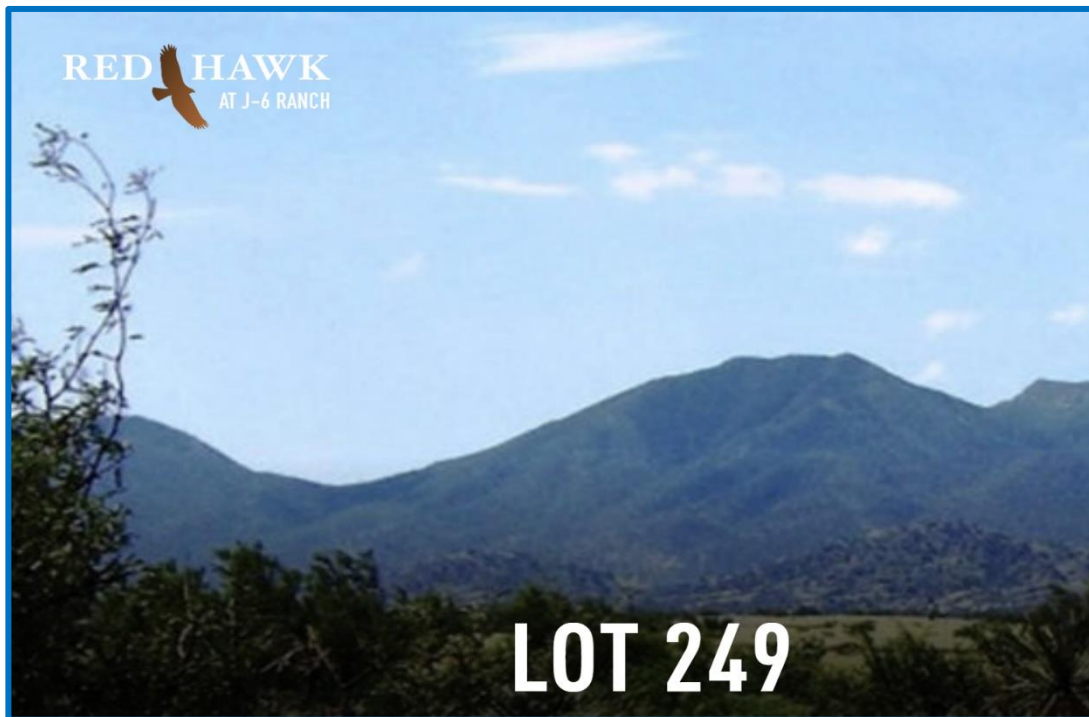
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CLICK HERE



Add a home Built to Last. Just 15 Minutes from a [FrameUpNow](#) manufacturing Site. All homes constructed at Red Hawk J6 since 2003 are framed with Light Gauge Steel.



20 good reasons to frame a home with metal and not wood



Why build your ADU with metal vs wood	Wood	Metal	Explanation
1 DIY Construction Benefit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The wall frames, trusses and beams can be erected in a just a few days
2 Minimal Construction Skills Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-assembled walls and trusses require no specialized skills to erect
3 Build as DIY, Hybrid or by a General Contractor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Do it yourself, Hybrid (involve special contractors) or hire a General Contractor
4 Build It As You Can Afford It	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Impervious to Weather - build as you have the time and money
5 Up Front Cost of Framing Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	As to only the framing material, wood is less expensive
6 Total Cost To Build	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Savings in time, labor, and other areas make light gauge steel LESS expensive
7 Termites and wood boring insects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Termites, carpenter ants and wood boring insects eat wood, not metal
8 Mold resistant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metal does not attract mold
9 Damage caused by exterior and interior flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metal needs no reconditioning after a flood
10 Fire Resistant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-combustible
11 Lower insurance rates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Many insurance underwriters now provide lower rates for metal framed homes
12 Walls, trusses, and beams retain their original form	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Perfectly straight walls - no shimming of drywall
13 Corners are 90 degrees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No need for templating of countertops to adjust for out of square corners
14 Strength and weight	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metal is stronger than wood and weighs less - no need for crane to lift ADU trusses
15 IBC Engineered Stamp	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If an engineering stamp is necessary, months of waiting are saved
16 Complete BOM (Materials Shopping List)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Take the materials shopping list to Home Depot and start shopping/pricing
17 Flexible in Seismic Areas - Won't Fracture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Light gauge steel is flexible and won't fracture when the earth moves
18 No Waste At Job Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Steel is the most recycled material in the world. A typical wood home has 20-30% waste
19 Environmentally Friendly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trees don't have to be destroyed and the source of most metal is from recycling
20 How-To Videos Included	<input type="checkbox"/>	<input checked="" type="checkbox"/>	How-to videos provide simple assembly instructions
21 Relationship Counselor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
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
6 Soils Evaluation			12 Local Architect and/or Engineer may be necessary

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.



CLICK HERE