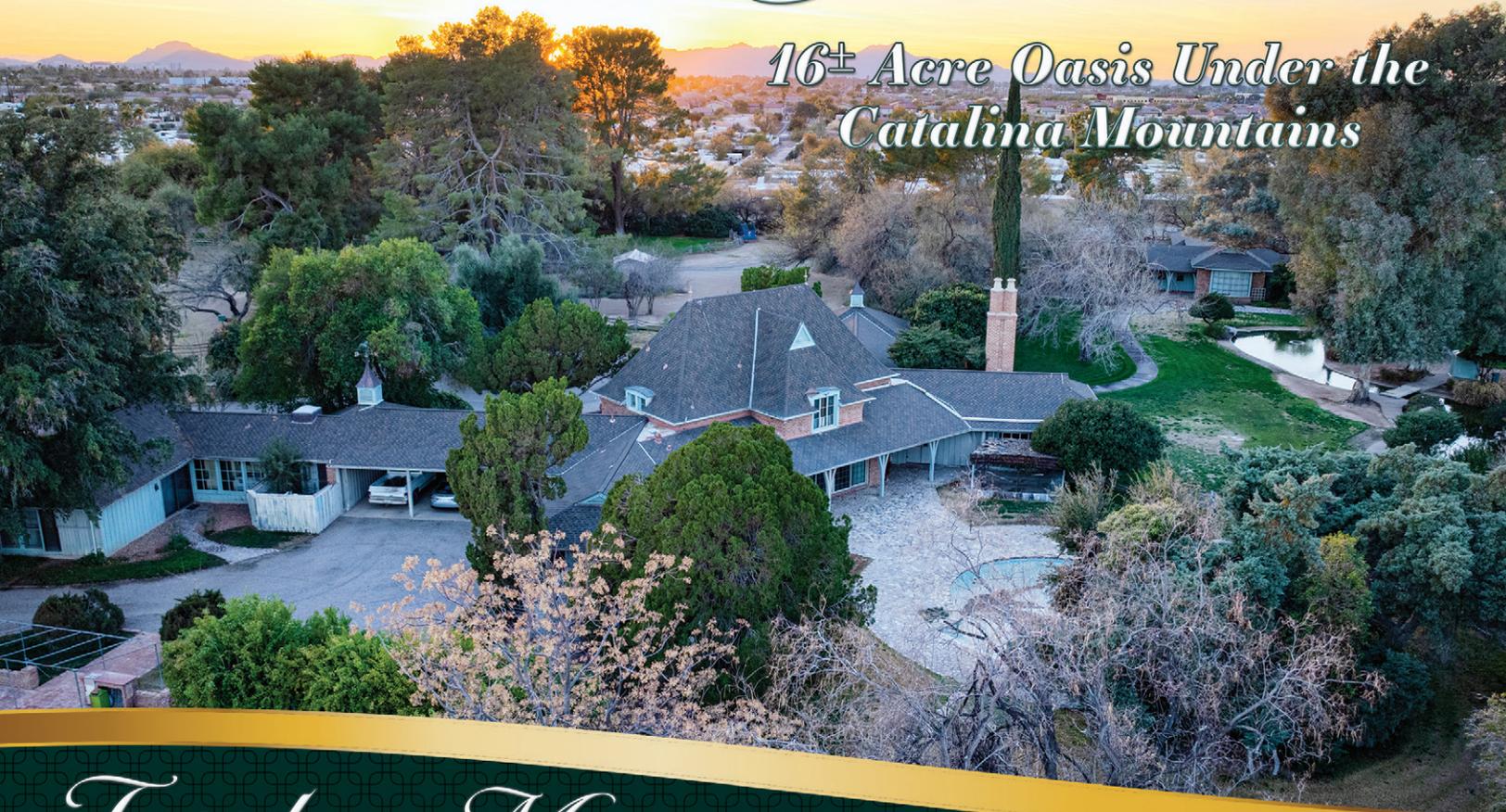


The Gardens on Fort Lowell

Tucson, Arizona

Auction

*16± Acre Oasis Under the
Catalina Mountains*



Tuesday, May 13th • 5pm

Auction Held Onsite

• ***An Irreplaceable Natural Oasis:***

A Breathtaking 16± Acre Estate with Towering Aleppo Pines, Eucalyptus,
& Rare Mature Flora, Creating an Unmatched Setting in Tucson.

• ***Prime Development & Repurposing Opportunity:*** Potential for Luxury Estates, Boutique Retreats,
Wellness Sanctuaries, or Exclusive Residential Communities.

• ***Elegant 6,815 Sq. Ft. French Provincial Residence:*** A Timeless Architectural Masterpiece, Featuring
Grand Living Spaces, Private Suites, & Historic Charm.

• ***Versatile 4,566 Sq. Ft. Former Museum & Clubhouse:*** Perfect for Event Spaces, Community Hubs, or
Creative Redevelopment Projects.

• ***Extensive Irrigation System:*** A Well-Maintained, High-Capacity System Sustaining the Estate's Lush Gardens
& Tree Canopy.

• ***Grandfathered Water Rights:*** 6.0 Acre-Feet of Type 2 Water Rights Plus 62.5 Acre-Feet of Irrigation Rights
— A Priceless Resource in Arizona's Desert Climate.

Auction

Open House/Land Tour Dates:

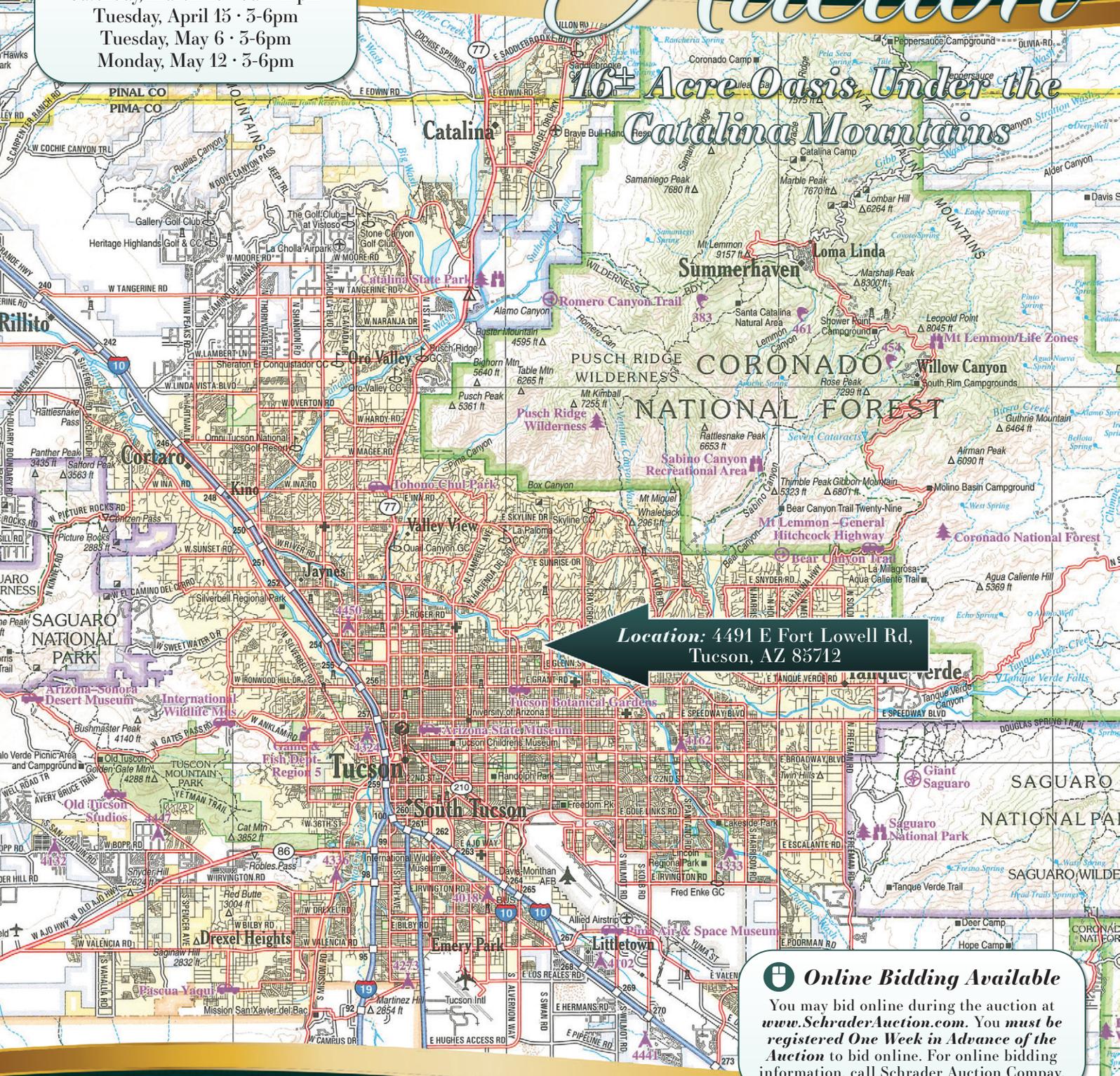
Saturday, March 29 · 9am-12pm

Tuesday, April 15 · 5-6pm

Tuesday, May 6 · 5-6pm

Monday, May 12 · 5-6pm

16± Acre Oasis Under the Catalina Mountains



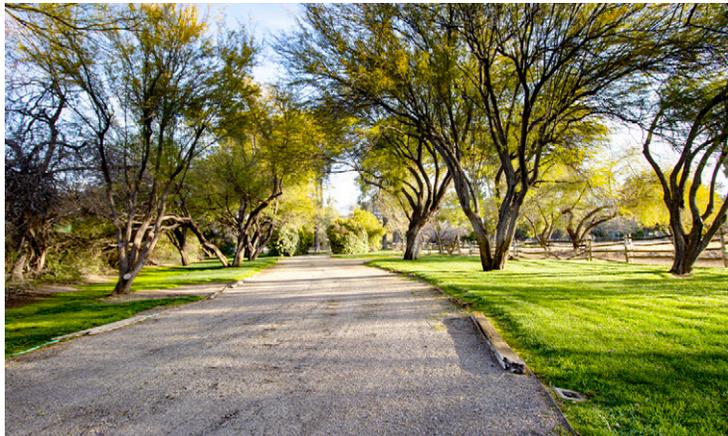
Location: 4491 E Fort Lowell Rd,
Tucson, AZ 85712

Online Bidding Available

You may bid online during the auction at www.SchraderAuction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.

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The Gardens on Fort Lowell represent a once-in-a-lifetime opportunity to acquire one of the most unique, stunning, & irreplaceable properties in the Tucson Metropolitan Area. Spanning 16± acres near the intersection of Fort Lowell Rd & North Swan Rd, this meticulously maintained estate offers limitless potential — whether as a private sanctuary, luxury estate, or a visionary redevelopment project.

A Natural Oasis under the Catalina Mountains — Upon entering the estate, visitors are greeted by a majestic canopy of Velvet Mesquite trees, leading to towering 60-foot Aleppo Pines. The meticulously landscaped grounds showcase a rare & diverse collection of mature trees, including Red Gum Eucalyptus, Southern Live Oaks, Arizona Ash, Alligator Juniper, Desert Willow, Olive, Chinaberry, & California Palm — creating a breathtaking botanical retreat unlike any other in Tucson.

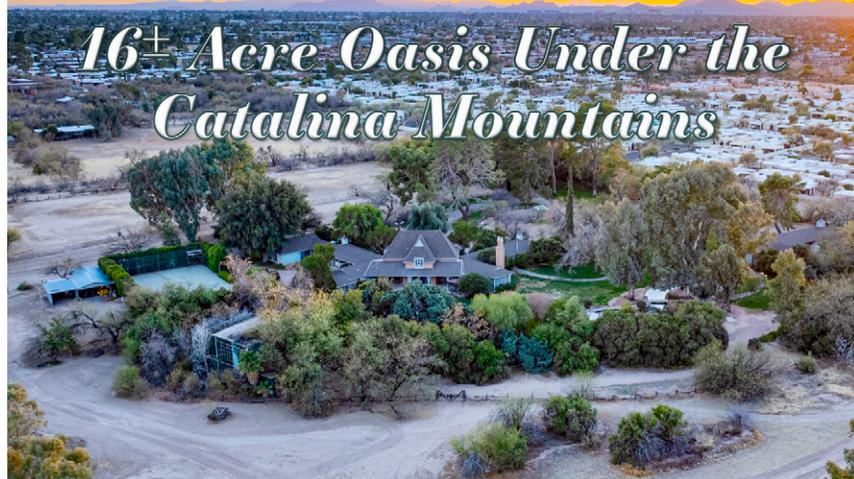


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16± Acre Oasis Under the Catalina Mountains

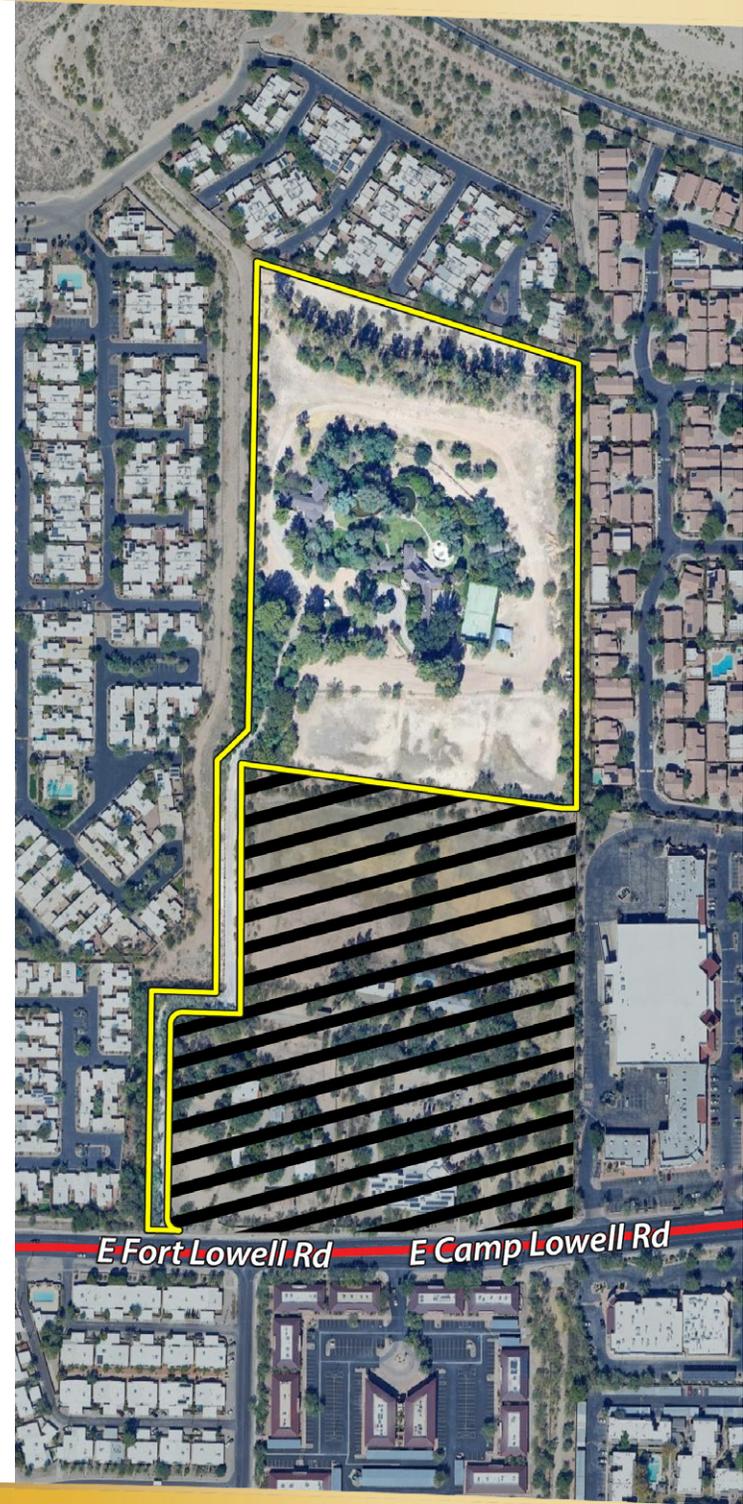


A registered on-site water well delivers 6.0 acre-feet of Type 2 water rights, supplying the primary residence, while 62.5 acre-feet of irrigation water rights support the expansive gardens & grounds — a priceless resource in the Arizona desert.

The Estate & Architectural Highlights — At the heart of the property stands the 6,815 sq. ft. Primary Residence, a French Provincial masterpiece built in 1964 & formerly home to Walter & Pat Arnell, founders of the Mini Time Machine Museum.

Designed for *gracious living & grand entertaining*, the home features:

- Primary master suite on the main level
- Expansive entertainment room & formal dining
- Two large upstairs bedroom/bathroom suites
- Live-in staff quarters & private studio suite with office and recording spaces



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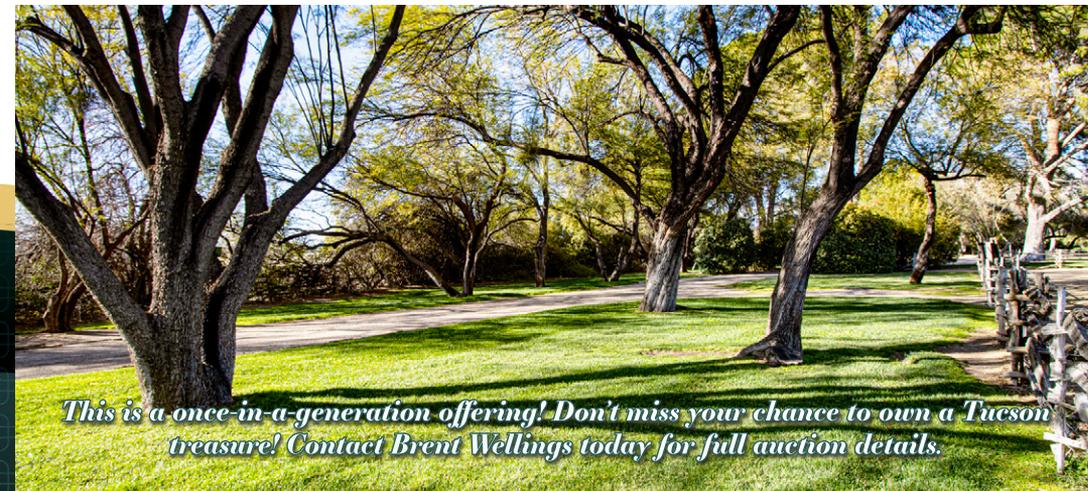


The Museum & Clubhouse: A Versatile 4,366 Sq. Ft. Space — Adjacent to the residence, the Museum & Clubhouse once housed the remarkable Mini Time Machine Museum collection. Spanning 4,366 sq. ft., this adaptable flex space could be repurposed for community, cultural, educational, wellness, recreational, or mixed-use development.

A Truly Rare Offering — The Gardens on Fort Lowell is an irreplaceable estate—a living masterpiece that would take decades to recreate. Whether you're a private estate seeker, a seasoned developer, or a visionary investor, this property represents a tremendous opportunity in the highly desirable Catalina Foothills area.



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This is a once-in-a-generation offering! Don't miss your chance to own a Tucson treasure! Contact Brent Wellings today for full auction details.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a single tract & will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Special Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free & clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions & subject to the Permitted Exceptions. If Buyer elects to purchase a standard coverage owner's title insurance policy in accordance with such commitment, the cost of the owner's title insurance shall be charged to Buyer; provided, however, Seller shall give Buyer a credit at closing against the purchase price equal to one-half (1/2) of the amount charged to Buyer for the owner's title insurance, including the premium & any title service charges. The cost of any lender's title insurance shall be charged to Buyer.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

ACREAGE & DIMENSIONS: All acreages, dimensions & square footages are approximate & have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

WATER RIGHTS: All references to water rights have been based on information derived from the Arizona Department of Water Resources (ADWR). Buyers are encouraged to contact ADWR and/or engage legal counsel to fully understand Arizona Water Rights & Water Law.

PERMITTED USES/ZONING: Buyers are encouraged to thoroughly review the Tucson Unified Development Code & contact the Tucson Department of Planning & Development Services to address any questions regarding specific permitted uses, zoning and/or subdivision matters.

AGENCY: Schrader Real Estate and Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATE, CORRECTIONS & CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

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May	Su	M	Tu	W	Th	F	Sa
					1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31

16± Acre Oasis Under the Catalina Mountains

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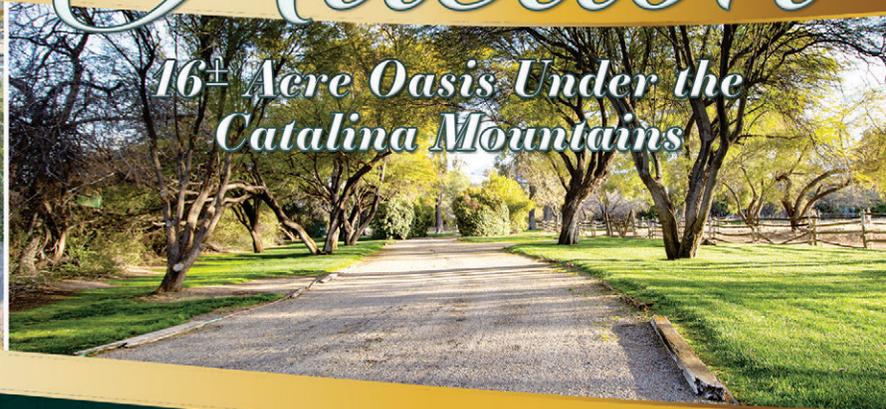


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