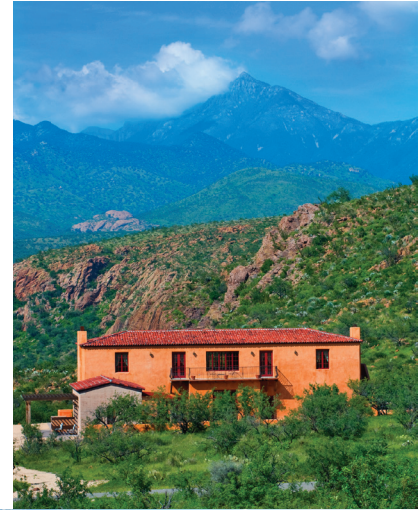


# Gracious Lifestyle in the Southwest

**M**orning Star Ranch is an environmentally responsible community whose very essence can be summed up by the fact that only a maximum of 121 homesites are planned for this 5,500 acre preserve. These homesites range in size from a



minimum of 36 acres to larger. To preserve the surroundings all utilities are designed to be constructed underground. This extraordinary, private property is located 45 miles south of Tucson International Airport and a one hour drive via Interstate 19 from downtown Tucson.



We are situated a few minutes away from the popular art community of Tubac, where Spanish adobe buildings house more than 100 studios, galleries, boutiques and restaurants.

Morning Star Ranch is surrounded by genuinely awe inspiring scenery. At an altitude of 4,000 feet, the rolling landscape is traversed by seasonal creeks and guarded by rock outcroppings. Forests are graced with a variety of oak, willow and mesquite trees. Meadows are full of wild grasses and flowers. Each season - whether it's Spring, Summer, Fall or Winter - offers mild weather. Winters are crisp and clear with daytime temperatures



averaging 67 degrees. Summers range around 87 degrees - ideal for hiking, bird watching, rock climbing, horseback riding and fishing. A leisurely game of golf at a nearby course, such as the Tubac Golf Resort and the Robert Trent Jones course at Rio Rico, is an ideal way to spend a summer day.



Your home at Morning Star Ranch is indeed a ranch estate, with a carefully prescribed building envelope that permits a guest house, swimming pool, tennis court and stable. Homes presently range from 2,200 to 15,000 square feet and embrace an eclectic design

mix of Adobe, Santa Fe, Spanish Hacienda, Territorial and Modern Ranch. No homesite may be split into smaller parcels under any circumstance. This design concept allows you to indulge your love of horses or other hobbies on your property, while simultaneously providing miles of riding trails and hiking paths for enjoying nature. There is no other

community like Morning Star Ranch, no other that offers such a gracious lifestyle in the Southwest. Come experience Arizona's real privilege - a harmonious combination of nature, space and privacy. We invite you to call or write for further details or to arrange for a personal visit.



**MORNING STAR RANCH**