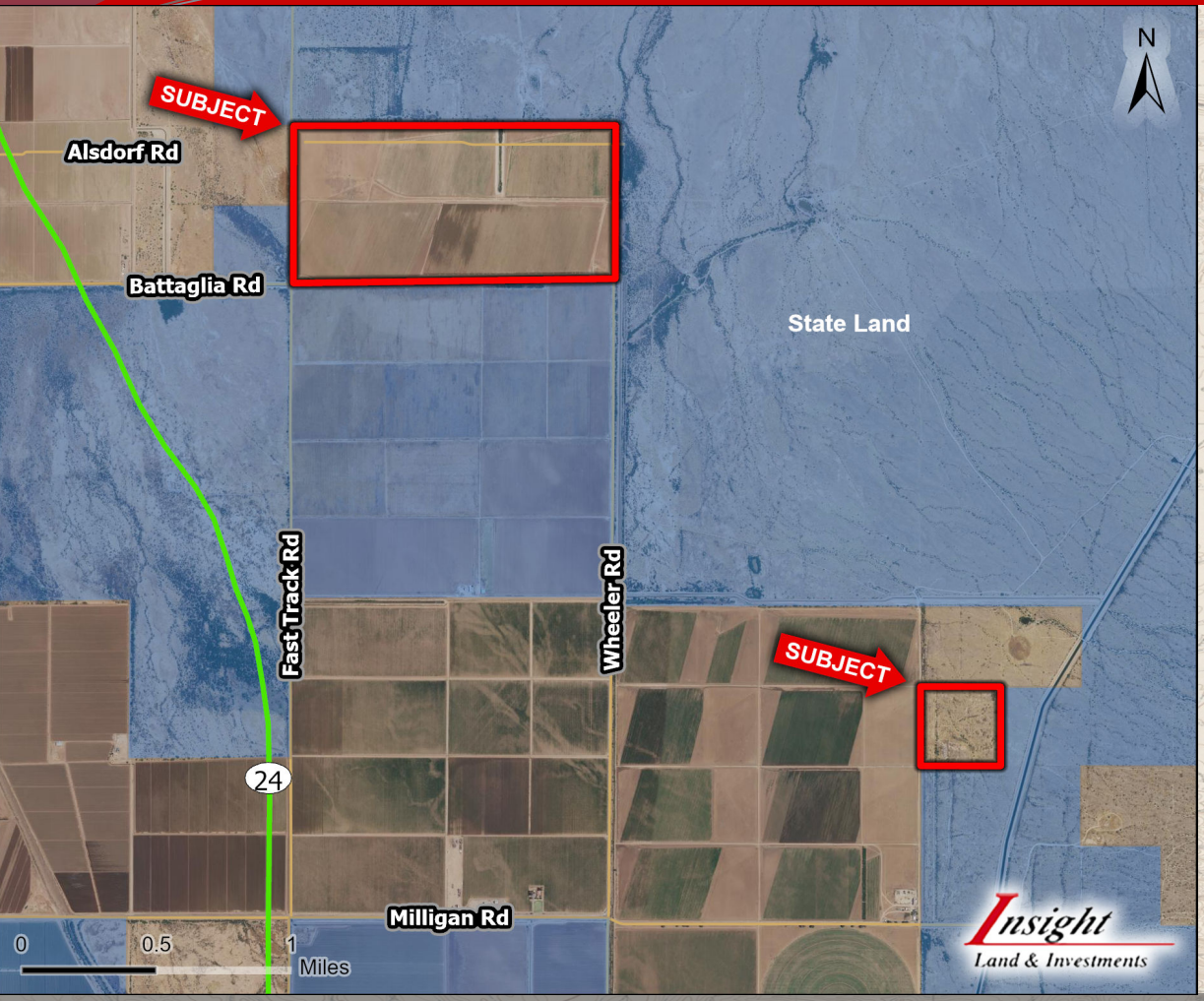
Insight Land & Investments

Available Farm Land

Pinal County, AZ



- ***Location***: NEC Fast Track Rd & Battaglia Rd, Pinal County, AZ
- ***APN:*** 401-48-050, 400-21-004
- ***Zoning***: GR (Pinal County)
- ***Size***: +/- 353.12 Acres
- ***Taxes***: $12,385 (2018)
- ***Price:*** $4,696,800 or $13,300/ac
- ***Comments***: Excellent farm located at the NEC of Fast Track Rd & Battaglia Road. Nikola facility is 1 mile northwest of the site. Property lies within the proposed North-South Freeway Corridor. Close proximity to City of Eloy. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED

Insight Land & Investments
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Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

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Kenneth Reycraft
Direct: 602-385-1529
kreycraft@insightland.com

Farm Information

Farmland Acres: 294.88 Acres
Cropland Acres: 294.88 Acres

Crops:	**Base Acres**:
Wheat:	6.1
Generic:	155.5
Barley:	0.3
Total Base Acres:	161.9

Farm Lease:
Expiration: 12/31/2021
Rate: $33,338.50/Year

Water Rights: 265.50 Acres
Irrigated Acres: 4.96 Acre Feet Per Acre
Water Duty: 1,316.88 Acre Ft Per Year
Maximum GW Allotment: Ditches
Irrigation System: 58-106614.000
GFWR Certificate: Central Arizona Irrigation
District: & Drainage District
Water Costs (2021): $60.00/acre foot

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Area Map

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Aerial Map

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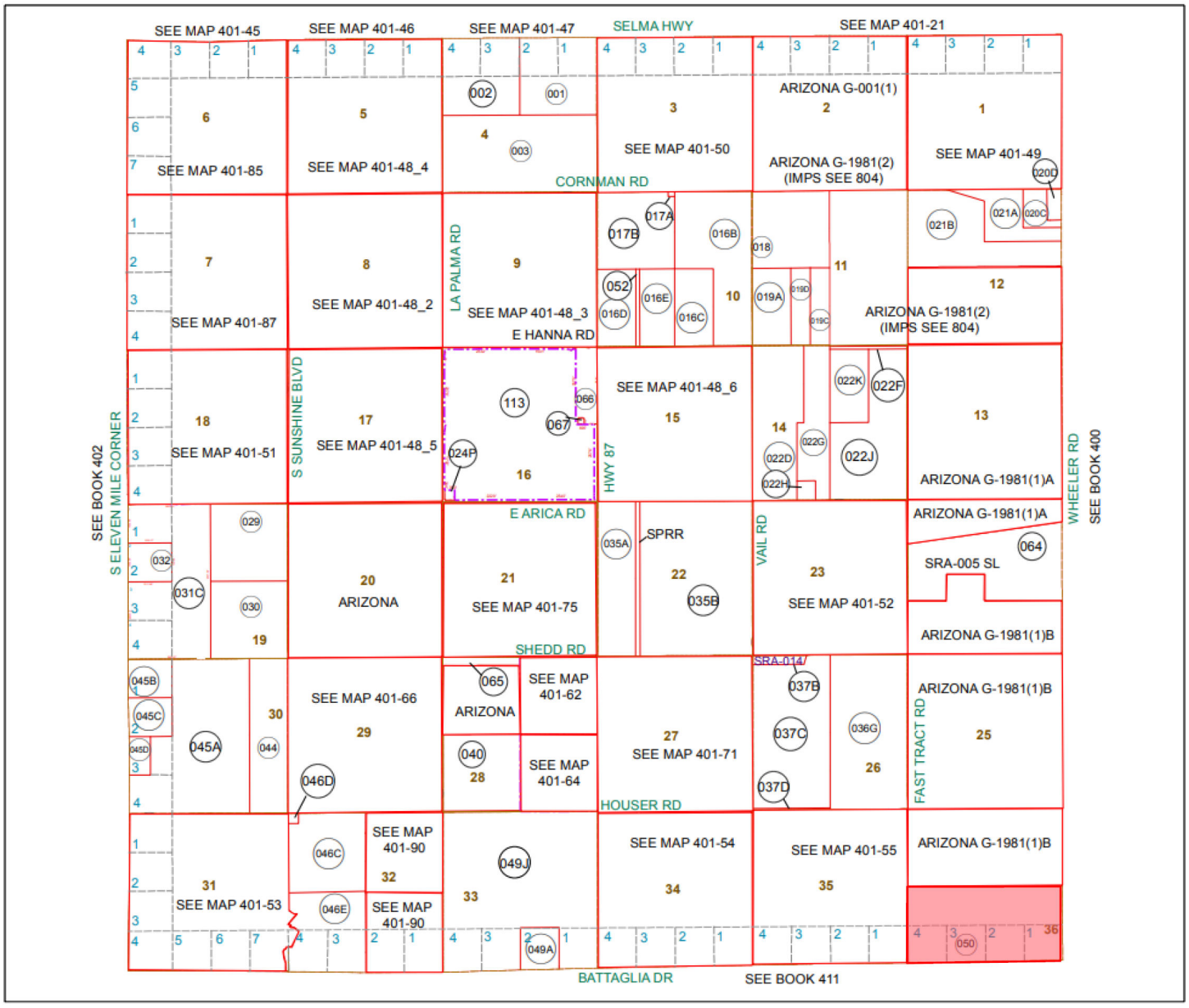
Parcel Map

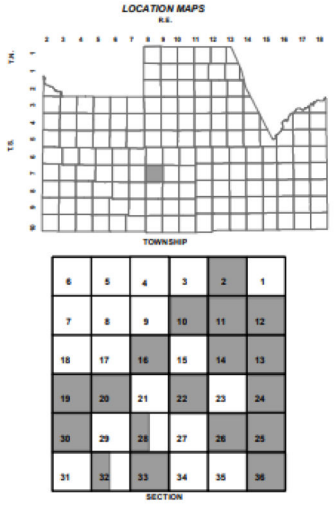


BOOK - MAP

401-48_1

T.07S. R.08E.

LA PALMA CORRECTIONAL CENTER: 2011-044116



Revised: 10/25/2012

By: MBG

PINAL • COUNTY
wide open opportunity

Pinal County Assessor

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Parcel Map

SEC. 8 TN.8S RG.9E

400-21

THIS MAP IS FOR VALUATION PURPOSES ONLY.
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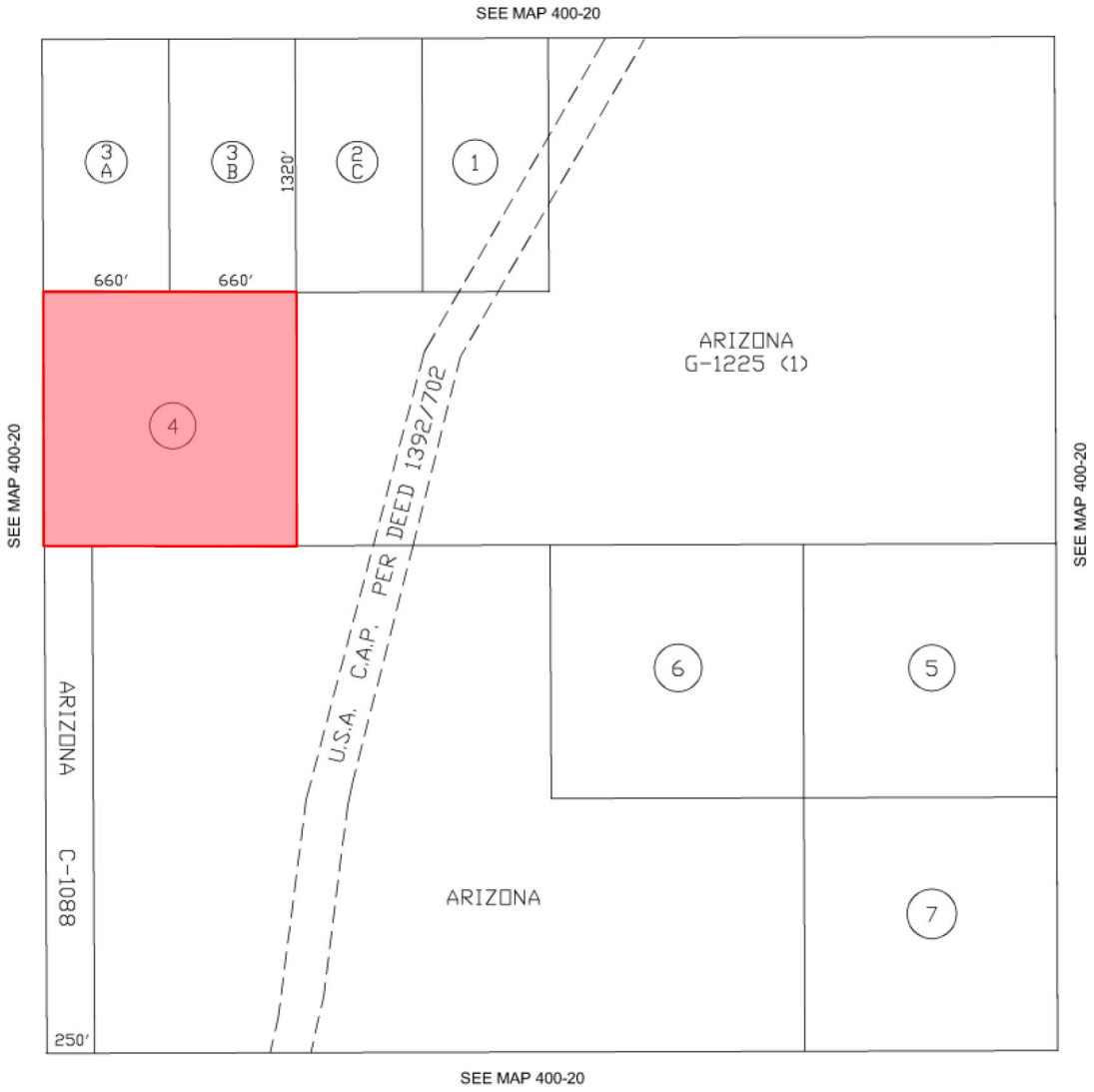
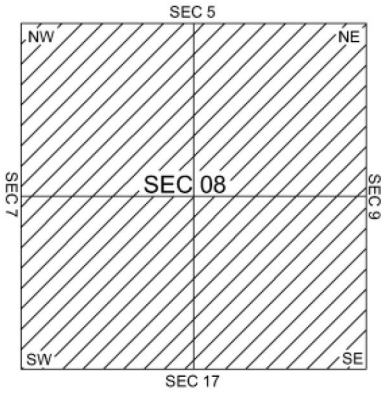
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDER'S OFFICE.



VICINITY MAP



NORTH

SCALE: 1" = 600'

5-20-2008
UPDATED BY CC

PINAL COUNTY ASSESSORS MAP