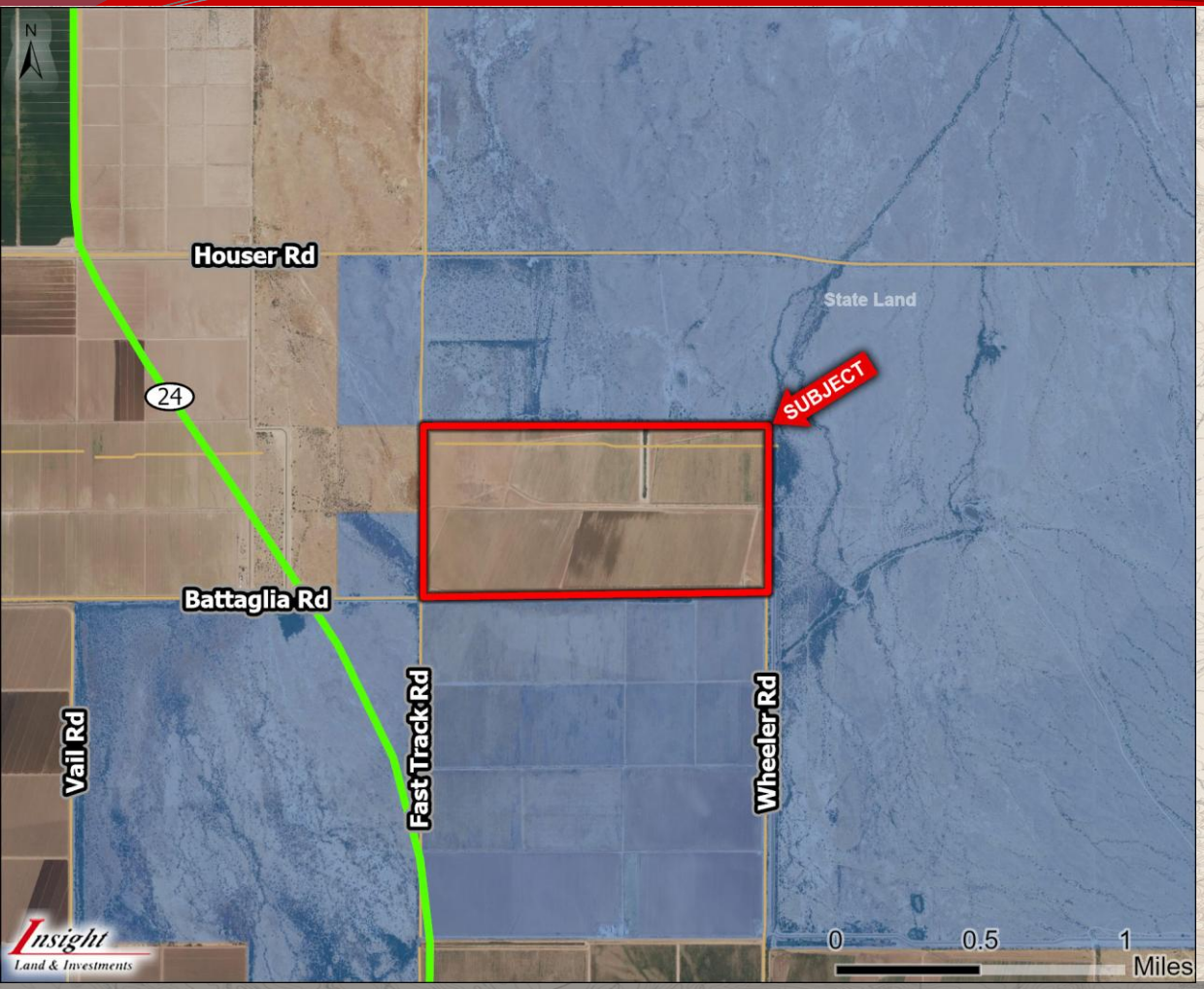
Insight Land & Investments

+/- 313 Acres - Available Farm Land

Pinal County, AZ



- ***Location***: NEC Fast Track Rd & Battaglia Rd, Pinal County, AZ
- ***APN:*** 401-48-050
- ***Zoning***: GR (Pinal County)
- ***Size***: +/- 313.12 Acres
- ***Price:*** $3,599,500 or $11,500/ac
- ***Comments***: Excellent farm located at the NEC of Fast Track Road & Battaglia Road. Nikola and Proctor & Gamble facilities are 1 mile northwest of the site. Property lies just east of the proposed North-South Freeway Corridor. City of Eloy is 3 miles to the east. Property is served by Global Water Resources. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED

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

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Area Map

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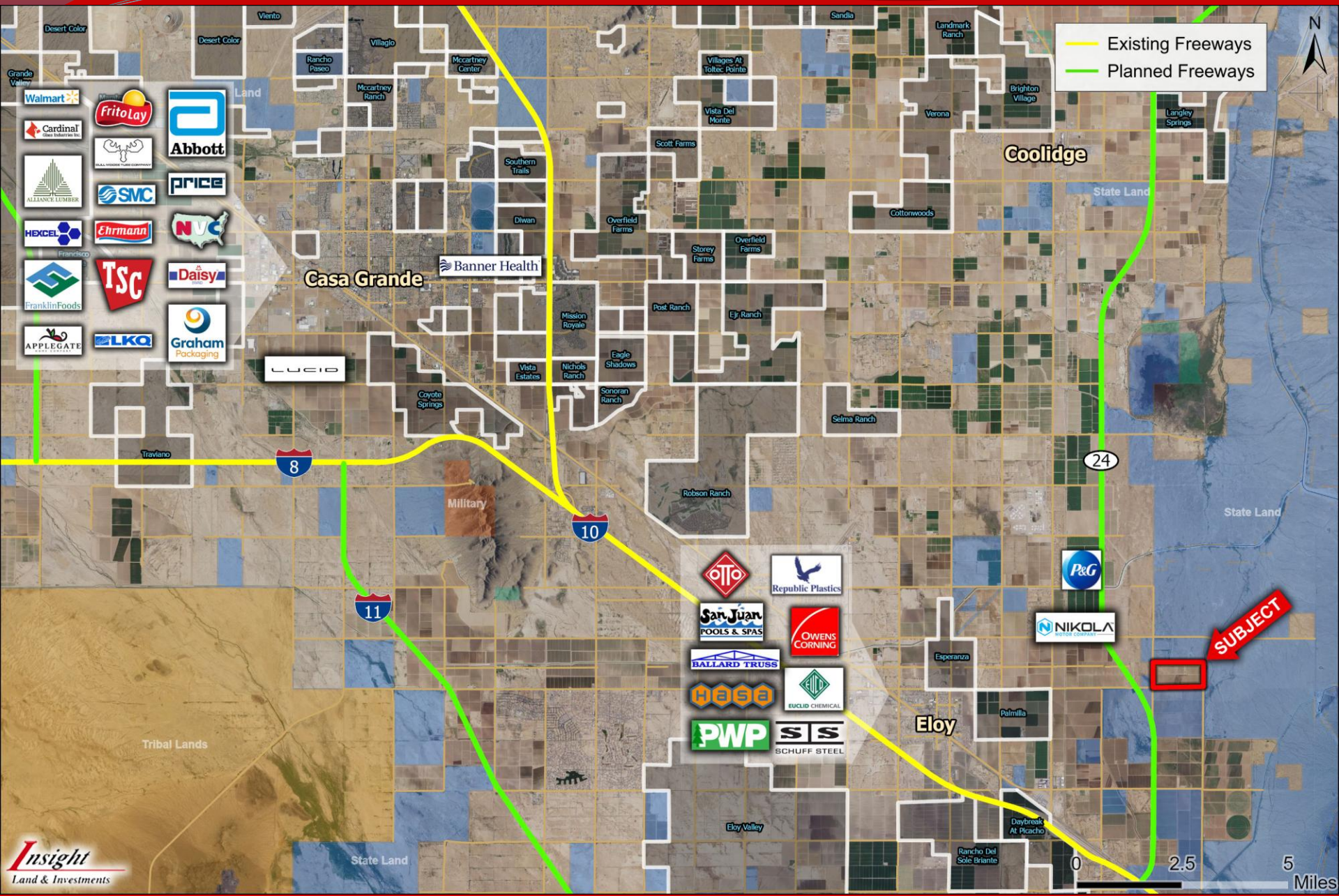
Aerial Map



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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: 12/31/2024
Rate: $40,600/Year

Irrigated Acres: 265.50 Acres

Water Duty: 4.96 Acre Feet Per Acre

Maximum GW Allotment: 1,316.88 Acre Ft Per Year

Irrigation System: Ditches

GFWR Certificate: 58-106614.000

District: Central Arizona Irrigation & Drainage District

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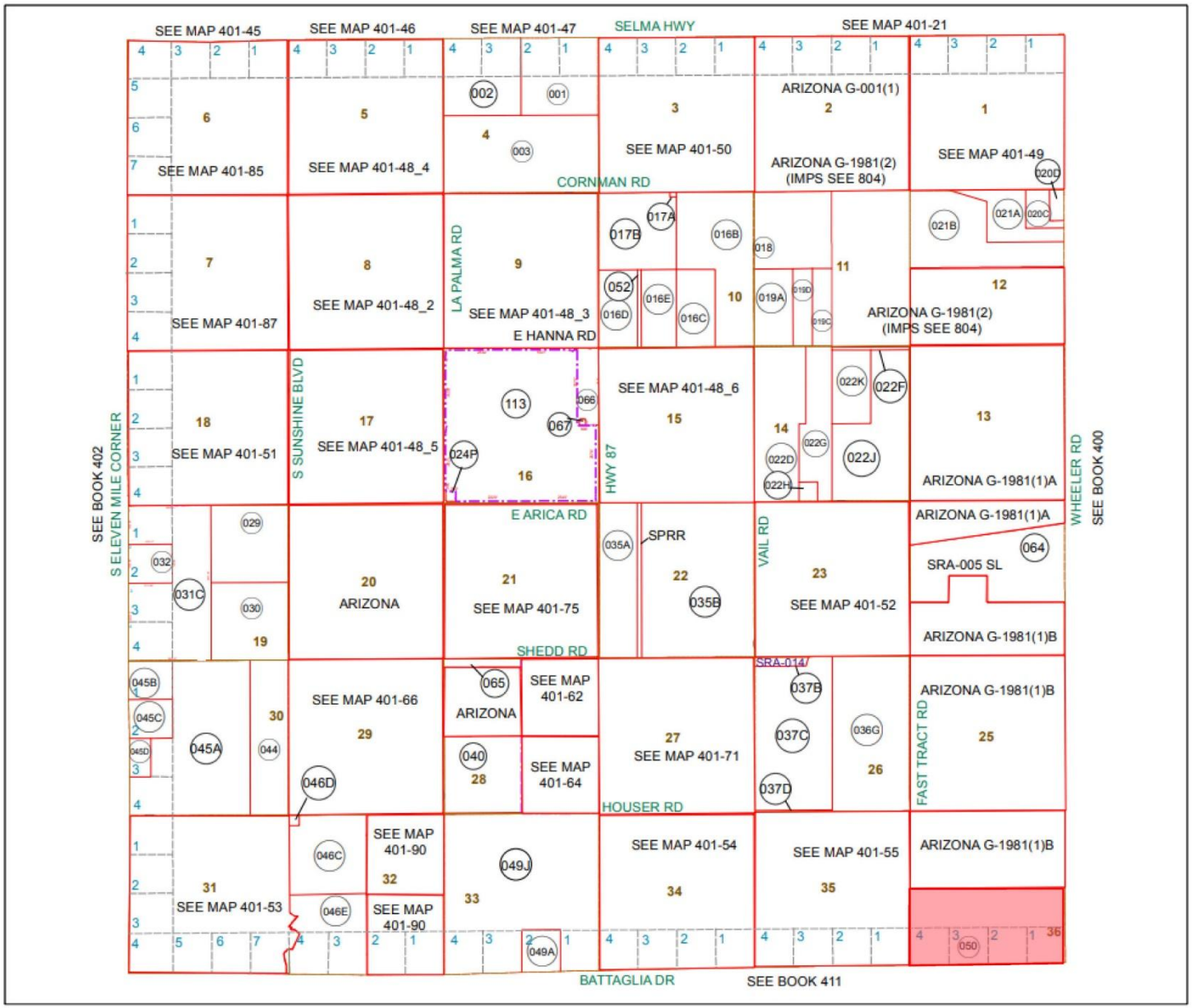
Parcel Map

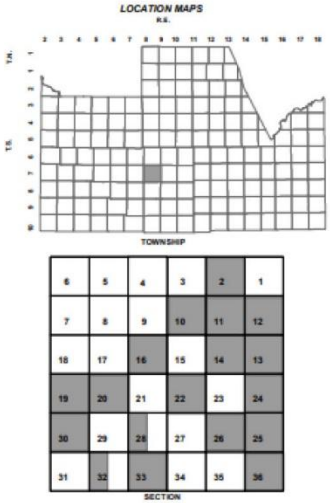


BOOK - MAP

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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