



- Location:** Property is located at the NWC Battaglia Drive and 11 Mile Corner Road, Eloy, AZ.
- APN:** 404-12-005
- Size:** 328.27 Net Acres
- Utilities:**
 - Water– City of Eloy – 12” line at Battaglia & 11 Mile Corner, 6” line in Tumbleweed
 - Sewer– City of Eloy – 20” line in Hwy 84, 12” line in 11 Mile Corner Road
 - Power– APS
 - Gas – Southwest Gas
- Price:** SUBMIT
- Comments:**
 - Property has water and sewer around the site and located close to downtown. Nikola facility is 3 mile east of the subject property. City will support a variety of uses on this property which include residential, retail, and light industrial uses. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

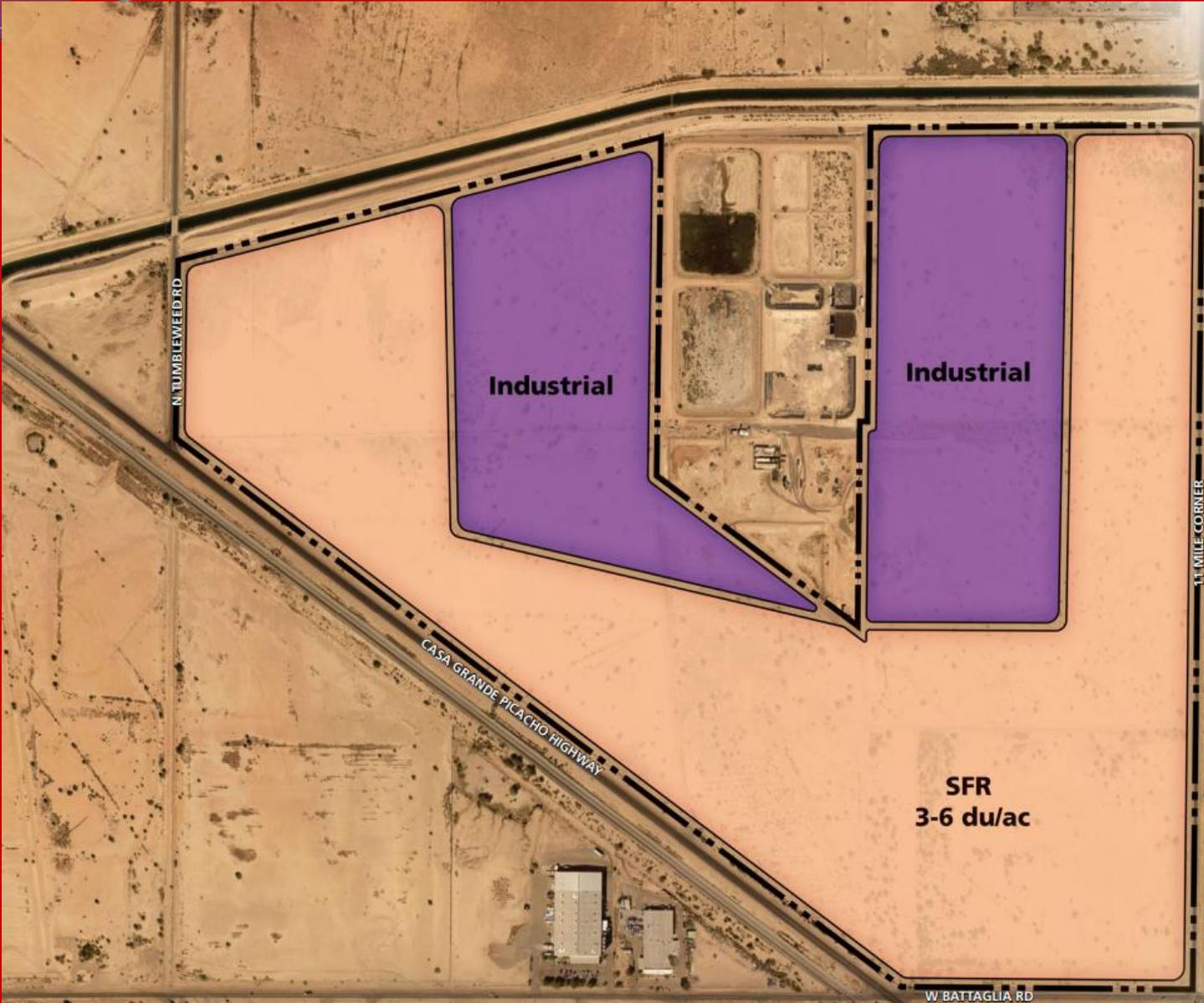
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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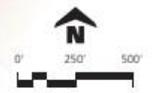


TES Farms

ELOY, AZ

TRACT 7

Casa Grande Picacho
Highway & Battaglia



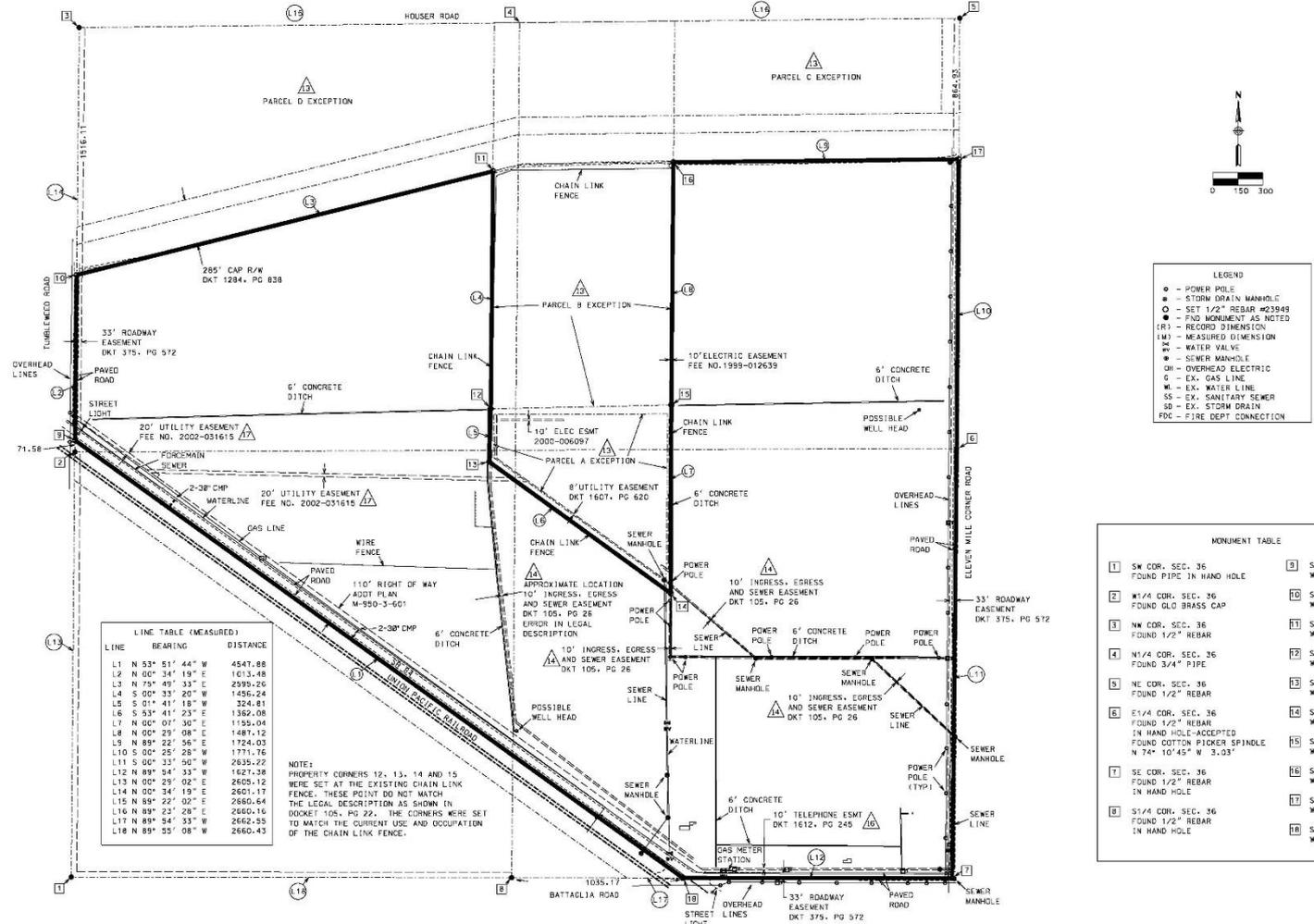
2 February 2022

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ALTA/NSPS LAND TITLE SURVEY

of
A PORTION OF LAND LOCATED IN SECTION 36,
TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



LINE TABLE (MEASURED)

LINE	BEARING	DISTANCE
L1	N 53° 51' 44" W	4547.88
L2	N 00° 34' 19" E	1013.48
L3	N 75° 49' 53" E	2995.26
L4	S 00° 33' 20" W	1456.24
L5	S 01° 41' 18" W	324.81
L6	S 53° 41' 23" E	1362.08
L7	N 00° 07' 50" E	1153.04
L8	N 00° 29' 08" E	1487.12
L9	N 88° 22' 56" E	1724.03
L10	S 00° 25' 08" W	1771.76
L11	S 00° 33' 50" W	2635.22
L12	N 89° 54' 53" W	1621.98
L13	N 00° 29' 02" E	2659.12
L14	N 00° 34' 19" E	2601.17
L15	N 89° 22' 02" E	2660.64
L16	N 89° 22' 08" E	2660.16
L17	N 89° 54' 33" W	2662.55
L18	N 89° 55' 08" W	2660.43

NOTE:
PROPERTY CORNERS 12, 13, 14 AND 15
WERE SET AT THE EXISTING CHAIN LINK
FENCE. THESE POINT DO NOT MATCH
THE LEGAL DESCRIPTION AS SHOWN IN
BOOKET 105, PG 22. THE CORNERS WERE SET
TO MATCH THE CURRENT USE AND OCCUPATION
OF THE CHAIN LINK FENCE.

LEGEND

- - POWER POLE
- - STORM DRAIN MANHOLE
- - SET 1/2" REBAR #23948
- - FND MONUMENT AS NOTED
- (R) - RECORD DIMENSION
- (M) - MEASURED DIMENSION
- W - WATER VALVE
- - SEWER MANHOLE
- OH - OVERHEAD ELECTRIC
- G - EX. GAS LINE
- W - EX. WATER LINE
- SS - EX. SANITARY SEWER
- SD - EX. STORM DRAIN
- FD - FIRE DEPT CONNECTION

MONUMENT TABLE

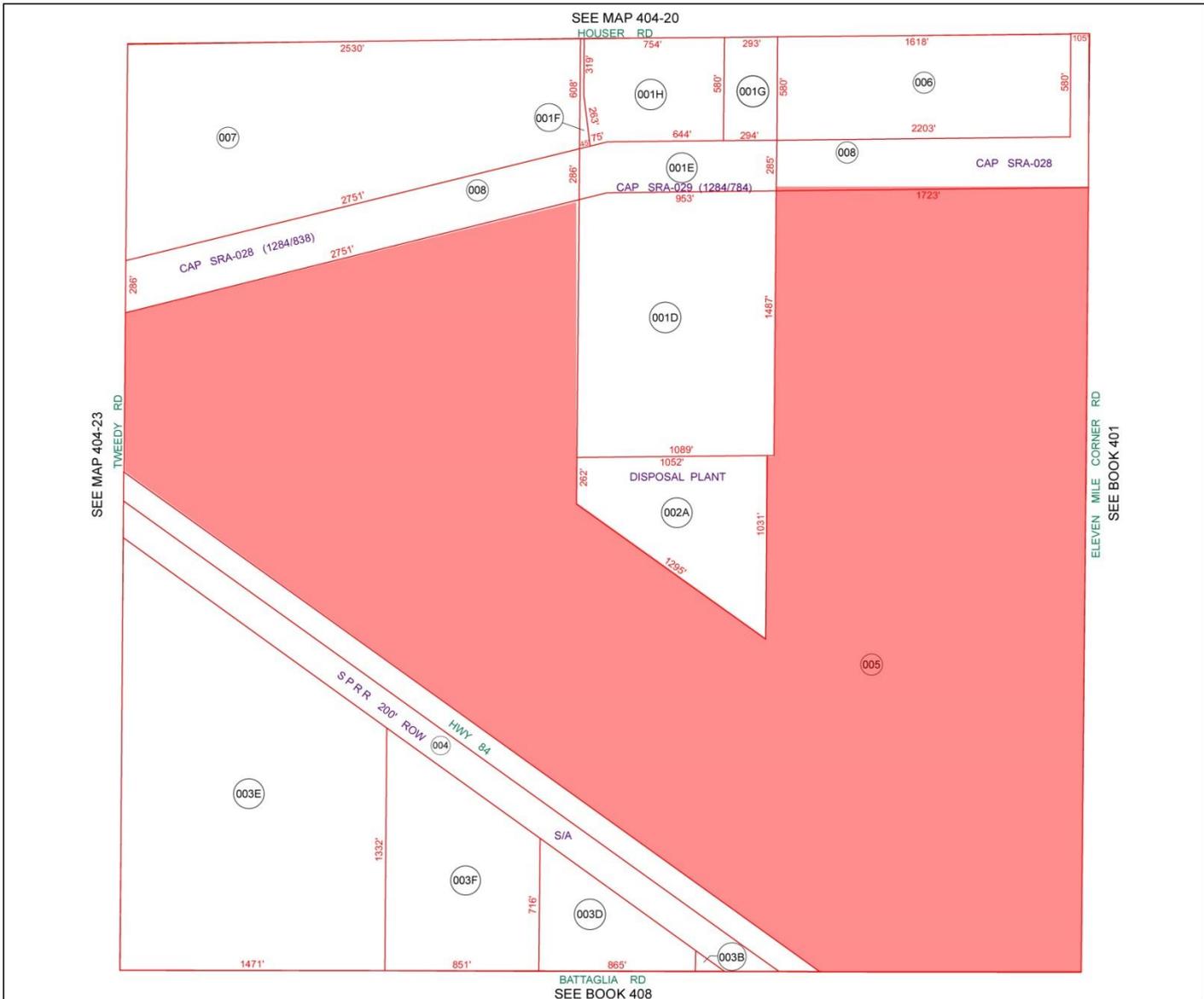
1	SW COR. SEC. 36 FOUND PIPE IN HAND HOLE	8	SET 1/2" REBAR W/CAP #23948
2	N 1/4 COR. SEC. 36 FOUND GLO BRASS CAP	10	SET P.K. NAIL W/TAG #23948
3	NW COR. SEC. 36 FOUND 1/2" REBAR	11	SET 1/2" REBAR W/CAP #23948
4	N 1/4 COR. SEC. 36 FOUND 3/4" PIPE	12	SET 1/2" REBAR W/CAP #23948
5	NE COR. SEC. 36 FOUND 1/2" REBAR	13	SET 1/2" REBAR W/CAP #23948
6	E 1/4 COR. SEC. 36 FOUND 1/2" REBAR IN HAND HOLE-ACCEPTED FOUND COTTON FLOWER SPINDLE N 74° 10' 45" W 3.33'	14	SET 1/2" REBAR W/CAP #23948
7	SE COR. SEC. 36 FOUND 1/2" REBAR IN HAND HOLE	15	SET 1/2" REBAR W/CAP #23948
9	S 1/4 COR. SEC. 36 FOUND 1/2" REBAR IN HAND HOLE	16	SET P.K. NAIL W/TAG #23948
		17	SET P.K. NAIL W/TAG #23948
		18	SET P.K. NAIL W/TAG #23948

BRH Surveying, L.L.C.
BRUCE R. HEYSE, R.L.S.
LAND SURVEYING
LAND SURVEYING
TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.
BRUCE@BRHSURV.COM
602-955-6888

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF LAND LOCATED IN SECTION 36, TOWNSHIP
7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES:
PROJECT: ADP-11
DATE: AUGUST 26, 2022
SCALE: 1" = 300'
DRAWN: BRH
SHEET 2 OF 2





BOOK - MAP
404-12
SEC. 36 T.07S. R.07E.

LOCATION MAPS
R.E.

T. 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

R. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION

0 500 Feet

Revised: 7/16/2012
By: AHB

PINAL COUNTY
wide open opportunity

Pinal County Assessor

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