

Available Residential Land

"Ladera" - +/- 87 Acres



- Location: SWC Weaver Road & Val Vista Road, Pinal County, AZ
- APN: 509-59-001
- **Zoning**: GR- General Rural (1 unit per 1.25ac)
- **Size:** +/- 87.61 Acres
- Water: Arizona Water Company
- ☐ **Sewer**: Septic
- □ **Price:** \$1,653,000 or \$19,000/ac
 - Comments: The subject property is located northeast of Casa Grande, in Pinal County, AZ. This unique property was originally platted as a custom residential subdivision with (66) 1 acre lots. Subject property represents an opportunity to subdivide and sell smaller parcels for residential development. Located north of Las Montanas, a nearby large lot community, this is an excellent investment or 1031 exchange.

EXCLUSIVELY LISTED

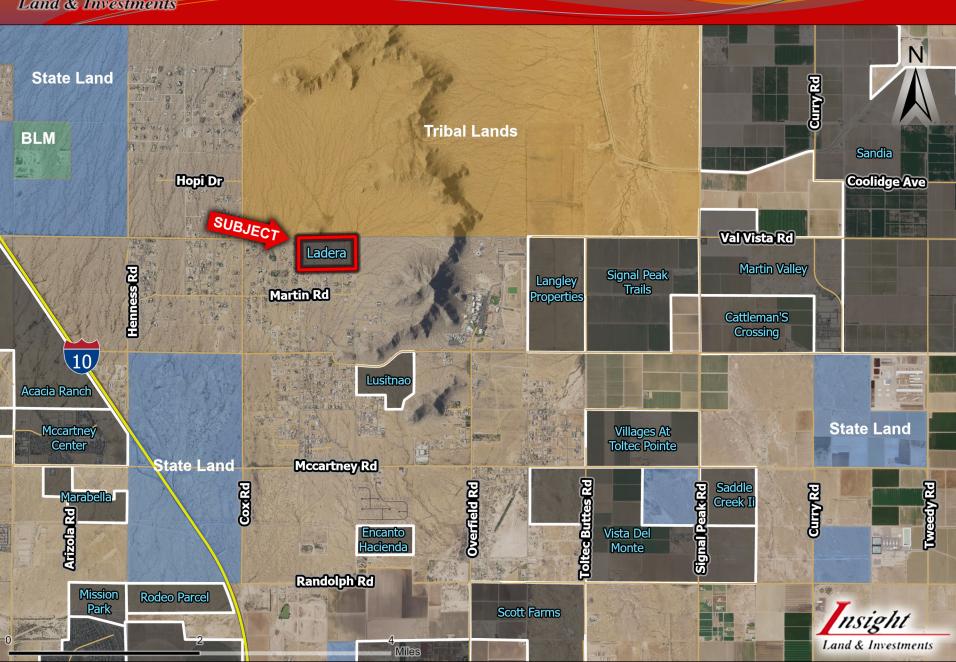
Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1515 www.insightland.com All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject 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.

Kenneth Reycraft

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



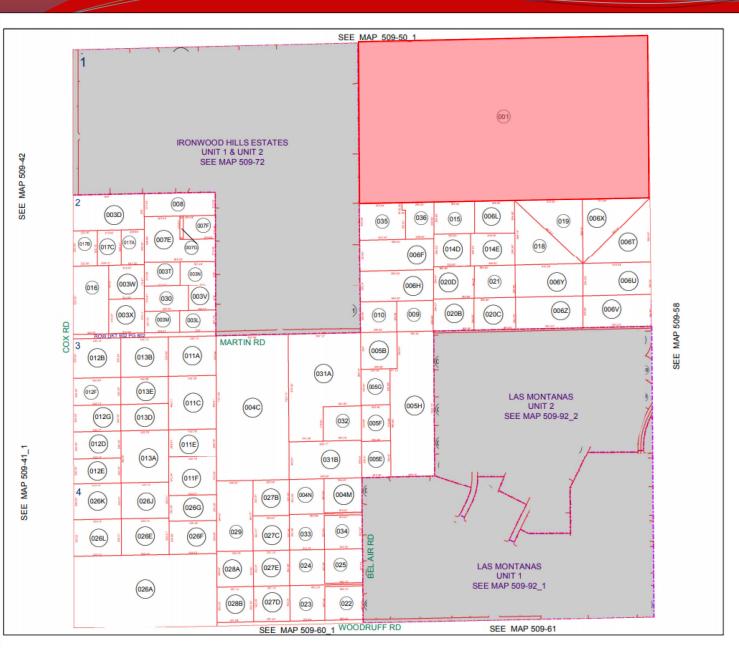
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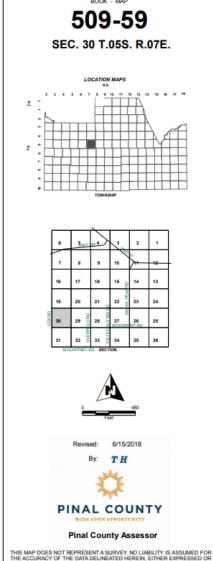


Aerial Map

Land & Investments







IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL

COUNTY ASSESSOR'S OFFICE PURPOSES.

N.E. COR SEC 16

VAL VISTA RD. (ALIGNMENT)

PARCEL *D* 17.550 ACRES 764,466± SQ FT

PARĆEL "E"

17.571 ACRES

765,405± SQ FT

DATE/TIME:

δf

2021-1075es

NW SEC 39 PAL VISTA RD. (ALIGNMENT) GLO. 2639.41 (R2) BRASS CAP (BASSS OF BEARING) 2639.45 (R1) NBB*40 40°E 2639.45 (R1) CH SEC 10 1/3" REBAR WITH TAG BLS. WORK 2643.93 (R2) 2644.02 (R1) W. MARTIN RD. N00'28'39"W

SURVEYOR'S NOTES

- 1. This property is accessible with a 2 wheel drive vehicle
- 2. No observed evidence of these purcels being used as a dump site.
- 3. The "Owner of Record" information is from the Pinal County Assessor's website, this information
- All distances shown that are not of Record (R), are either measured or calculated depending on the symbol of either and of the line segment being distances and. If either and shows a calculated position symbol (R), then dissention to this position are calculated distances.
- Found monuments along South boundary are in agreement with the monumented South line of

LEGAL DESCRIPTION

A portion of the Northeast quarter of Section 30, Township 5 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and more particularly described as follows:

particularly described as follows: Commencing of Security described as follows: Commencing as of Securit Land (Office Brass Cap, marking the North quarter corner of and Security 10, from which is 10% with Robbe with ing animyed R.L.S. 1958 and exchange the Comme control and admitted 30, hower North 20 Engines 23 and Commencing the Commencing of Commencing Comme

Thence North 88 Degrees 40 Minutes 49 Seconds East along the North boundary of the Northeast quarter of said Section 30, a distance of 533-92 feet to a SET 5/8-inch Rebar with 2-inch Alambuan Cap stamped R.L.S. 165854;

Thence South 00 Degrees 28 Minutes 43 Seconds East leaving the North boundary of the Northeast quarter of said Section 30, a distance of 1469 09 feet to a SET 5/8-inch Rober with 2-inch Alaminum Cap stamped R.L.S. 849854;

Thence South 88 Degrees 47 Minutes 02 Seconds West, a distance of 533.93 feet to a FOUND 1/2-inch Rober with Orange Plantic Cap stamped R.L.S. 817278; Thence North 00 Degrees 28 Minutes 39 Seconds West along the West boundary of the Northesis quarter of said Section 30, a distance of 1468.10 feet to a POUND General Land Office Brass Cap marking the North quarter corner of said Section 30 and the norther as a personapsy.

Comprising an area of 18.007 Acres; 784,365 Square Feet, more or less

RECORD OF SURVEY

NW SEC 30

GLO. BRASS CAP

LAND DIVISION (SEE NOTE 6)

PARENT PARCEL APN 509-59-001

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE GILA AND SALT

RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



LEGEND

OWNER OF RECORD

ver Val Vista 87 LLC

8120 E. Cuetus Rd. Ste 390 Scottodale, AZ 85260

RESEARCH INFORMATION P.C.R., Book 22 of Surveys, Page 260.... (William G. Hockathorn, R.L.S. 138901)

P.C.R., Record of Survey, Fee No: 2018-048427.... (Tom Hollenback, R.L.S. N17278) P.C.R., Record of Survey. Fee No. 2013-022603 (Joshua J. Dalmanio, R.L.S. #54335)

P.C.R. Special Warranty Deed, Fee No. 2012-110911

LEGAL DESCRIPTION

PARCEL "B"

particularly described as follows: Commercial of the Commercial of

Thereo continuing North 88 Degrees 40 Minutes 40 Seconds East along the North boundary of the Northeast quarter of said Section 30, a distance of 533.92 feet to a SET 5/8-lock Rebar with 2-inch Aluminum Cap stamped R.L.S. 86984;

The most Seath OD Diggrees 22 Measures 41 Seconds East leaving the North boundary of the North Contract Contract Contract Contract Contract Contract Contract Contract Referred to 2 Acad Almetean Contract Contract Contract Contract Contract Contract Referred to 2 Acad Almetean Contract Contr

Thence North 00 Degrees 28 Minutes 43 Seconds West, a distance of 1459.09 feet to a SET 5/8-leck Rober with 2-leck Aluminum Cap stamped R.L.S. 949864 marking the POINT OF REGINNING.

Comprising an area of 18.018 Acres; 784,876 Square Feet, more or less

Sec 5/8" Robar with 2" Aluminum Cap R.L.S.

Research document distance

SITE INFORMATION

Gusty Zone Area: "GR" (General Rural)

FEMA Flood Zone: "X" (An area that is determined to be outside the 1% and 0.2% annual chance floodplains.)

FEMA Map Panel: 64621/C6235E, effective date is 12/3/2667



A PN 509,77,017

PARCEL "A" PARCEL "B" 18.007 ACRES 18.018 ACRES 784,365± SQ FT. 784,876± SQ FT.

2848

NGE PLASTIC CAP R.L.S. 617278 (SEE NOTE 5) NOT A PART

RITH TAG R.L.S. 85068,

LEGAL DESCRIPTION

PARCEL "C"

(NOT ACCEPTED)

particularly described as follows:

Commencing of a General Land Office Breast Cap, marking the North quarter corner

Commencing of a General Land Office Breast Cap, marking the North quarter

marking the Center quarter current of seal Section 816. Described 80 Despreas 24

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Northeast quarter of sall Section 181, editation of 1007.84 feet to a 8517.54 cells

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Market Section 1818, and 1818 of POINT OF CAP

Market Section 1818 of POINT O

Thence continuing North 88 Degrees 49 Minutes 40 Seconds East along the North boundary of the Northeast quarter of said Section 38, a distance of 333.92 feet to a SET 5/8-inch Rebar with 2-inch Alaminam Cap stamped P.L.S. 949984;

Thence South 00 Degrees 28 Minutes 43 Seconds East leaving the North boundary of the Northeast quarter of said Section 30, a distance of 1471.58 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cop stamped R.L.S. 149854; Thence South 88 Degrees 47 Minutes 02 Seconds West, a distance of 533.90 feet to a SET 5.8-inch Robar with 2-inch Aluminum Cap stamped R.L.S. 145954;

Thence North 00 Degrees 28 Minutes 43 Seconds West, a distance of 1470,68 feet to a SET 5.8-inch Rehar with 2-inch Alaminum Cap stamped R.L.S. WF856 marking the

Comprising an area of 18.030 Acres; 785,494 Square Feet, more or less

LEGAL DESCRIPTION

2639.41 (R2) (BASIS OF BEARING) 2639.79 (R1)

APN 509-59-001

PARCEL "C"

18.030 ACRES

785.404± SO FT.

particularly described at follows: Commencing of the Barth quarter corner of said Section 310, from which is 10% with Below with any compact R.L.S. 81564 and Aller Section 310, from which is 10% with Below with any compact R.L.S. 81564 and Aller Section 310, how Technology of R.L.S. 81564 and Aller Section 310, how Technology of R.L.S. 81564 and Aller Section 310, and the Section 310 and Foundation 310 and Fo

Thence continuing North 88 Degrees 49 Minutes 40 Seconds East along the North boundary of the Northeast quarter of sold Section 30, a distance of 1037.70 feet to a FOUND General Land Office Brass Cap Dated 1918, marking the Northeast corner

Thence South 00 Degrees 34 Minutes 40 Seconds East along the East boundary of the Northeast quarter of said Section 30, a distance of 736.78 feet to a SET 3.8-buck Rober with 2-buch Aluminum Cap stamped R.L.S. 848854;

Thence South 88 Degrees 43 Minutes 51 Seconds West learning the East boundary of the Northeast quarter of said Section 30, a distance of 1038:96 feet to a SET 5/8-inch Rebar with 2-inch Alaminum Cap stamped R.L.S. 849864;

Thomas North 00 Degrees 28 Minutes 43 Seconds West, a distance of 735 84 feet to a SET 5/8-inch Rober with 2-inch Aleminum Cap stemped R.L.S. 169866 mer POINT OF REGINNING.

Comprising an area of 17.550 Acres: 764.466 Square Feet, more or less.

LEGAL DESCRIPTION

E4 SEC 30 NAIL WITH TAG

particularly described at follows:

Geometric gas to Geomet Land Office Breas Cap, marking the North quarter corner of sold Section 10, from which as 1.2-wish Below with lang stemped & L.S. \$1595 merhig de Centre 10, from the Section 10, from the Section 10, from Section 10, fr

Thence North 88 Degrees 43 Minutes 51 Seconds East, a distance of 1038.96 feet to a SET 5/8-inch Rebor with 2-inch Aluminum Cap stamped R.L.S. 849854; Thence South 90 Degrees 34 Minutes 40 Seconds East using the East boundary of the Northeast quarter of sold Section 39, a distance of 736.78 feet to a FOUND 1/2-such Rober with say stamped R.L.S. 642017;

Thence South 88 Degrees 47 Minutes 02 Seconds West learning the East boundary of the Northeast quarter of said Section 10, a distance of 1949.23 feet to a SET 5/8-inch Reber with 2-inch Aluminum Cap stamped R.L.S. 849864;

Thence North 00 Degrees 28 Minutes 43 Seconds West, a distance of 715.84 feet to a SET 36-exch Rober with 2-exch Abuntuum Cap riumped R.L.S. N49854 marking the POINT OF BEGINNIUM.

Comprising an area of 17.571 Acres: 765,465 Square Feet, more or less.

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ERIC RINESTONE LAND DIVISION

Date: August 2021 County: Final Field work: MKW MDH Cirys: Gmd AZ Cntrl