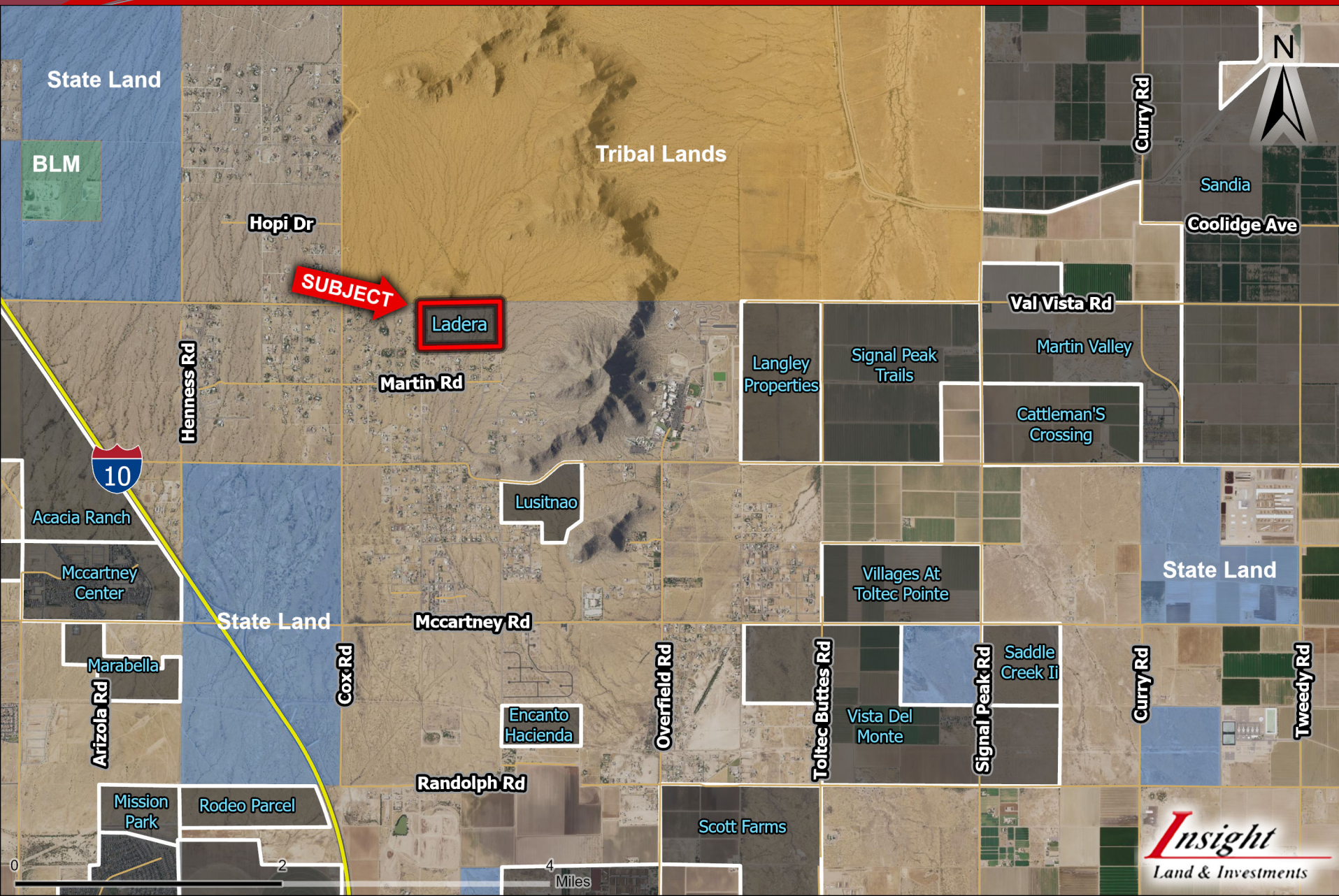


- ☐ **Location:** SWC Weaver Road & Val Vista Road, Pinal County, AZ
- ☐ **APN:** 509-59-001
- ☐ **Zoning:** GR- General Rural (1 unit per 1.25ac)
- ☐ **Size:** +/- 87.61 Acres
- ☐ **Water:** Arizona Water Company
- ☐ **Sewer:** Septic
- ☐ **Price:** \$1,653,000 or \$19,000/ac
- ☐ **Comments:** The subject 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





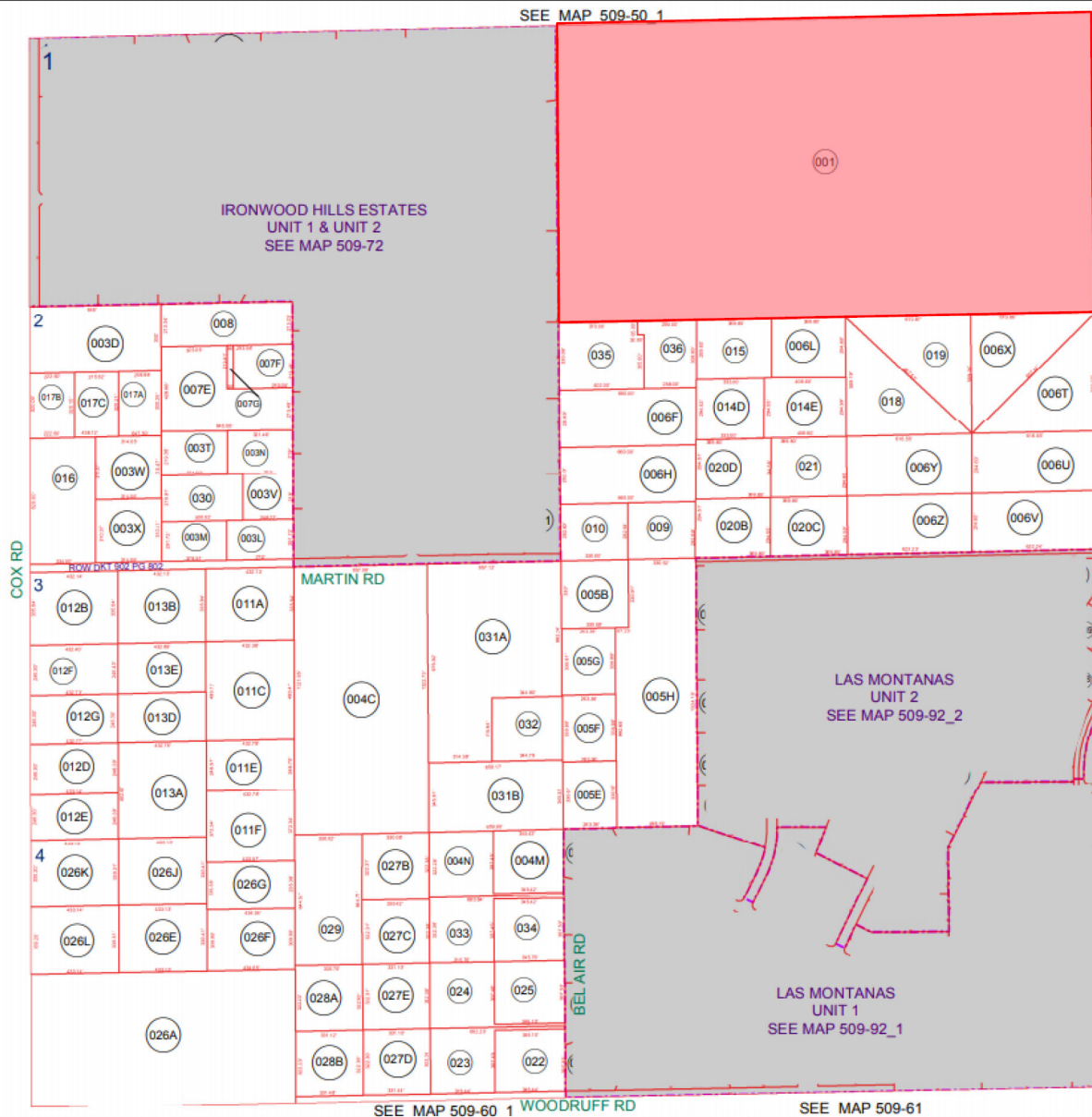






SEE MAP 509-42

SEE MAP 509-41\_1

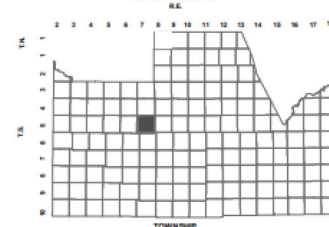


BOOK - MAP

## 509-59

SEC. 30 T.05S. R.07E.

LOCATION MAPS



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

SECTION



0 480  
FEET

Revised: 6/15/2018

By: **TH**



**PINAL COUNTY**

WIDE OPEN OPPORTUNITY

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR 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.

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

**"PARCEL,"** a portion of the General Land Office Survey of Township 7 South, Range 7 East of the Gile and Silver River and Meridian, First Section, and more particularly described as follows:

Commencing at a General Land Office Corner, marking the North boundary of the quarter section which contains the NE corner of T8S, R7E, S10W, 409684 marking the Center quarter corner of said Section 30, bearing South 09 Degrees 28 Minutes 19 Seconds East, a distance of 1648.11 Feet; and from which a General Land Office Survey Line extends North 83 Degrees 49 Minutes 45 Seconds East, a distance of 1030.45 feet, to SET 58-oh Rebar with 2-inch Aluminum Cap stamped LRS 449904; Thence South 08 Degrees 28 Minutes 43 Seconds East leaving the North boundary of the Northeast quarter of said Section 30, a distance of 1736.39 feet, to SET 58-oh Rebar with 2-inch Aluminum Cap stamped LRS 449904; Thence South 08 Degrees 28 Minutes 43 Seconds East leaving the North boundary of the Southeast quarter of said Section 30, a distance of 1736.39 feet, to SET 58-oh Rebar with 2-inch Aluminum Cap stamped LRS 449904 marking the POINT OF BEGINNING.

Thence North 88 Degrees 41 Minutes 51 Seconds East, a distance of 1038.95 feet, to SET 58-oh Rebar with 2-inch Aluminum Cap stamped LRS 449854.

Thence North 89 Degrees 34 Minutes 40 Seconds East along the East boundary of the Northeast quarter of said Section 30, a distance of 1736.39 feet, to a PEGGED 10-oh Rebar with cap stamped LRS 449217.

Thence South 88 Degrees 47 Minutes 02 Seconds West leaving the East boundary of the Northeast quarter of said Section 30, a distance of 1646.77 feet, to SET 58-oh Rebar with 2-inch Aluminum Cap stamped LRS 449854.

Thence North 08 Degrees 28 Minutes 43 Seconds West, a distance of 1735.94 feet, to SET 58-oh Rebar with 2-inch Aluminum Cap stamped LRS 449854 marking the POINT OF BEGINNING.

Cross-bearing bearings of 17,371.91, 760.515 Feet East, more or less,



48864  
JEREMY R. DALABACIO  
ALLIANCE, U.S.A.

LAND DIVISION

D2 SURVEYING  
24458 N. Corn St  
Florence, AZ 85112  
(480) 221-1368  
D2SURVEYING.COM

another one in the books by

Date: August 2021	County: Pinal	Area: Casa Grande
Field work: MKW MDH	City: Grand AZ. Cntrl	Project 21-02564
Drafter: C'WV	Review: JRD	Sheet: 1 of 1