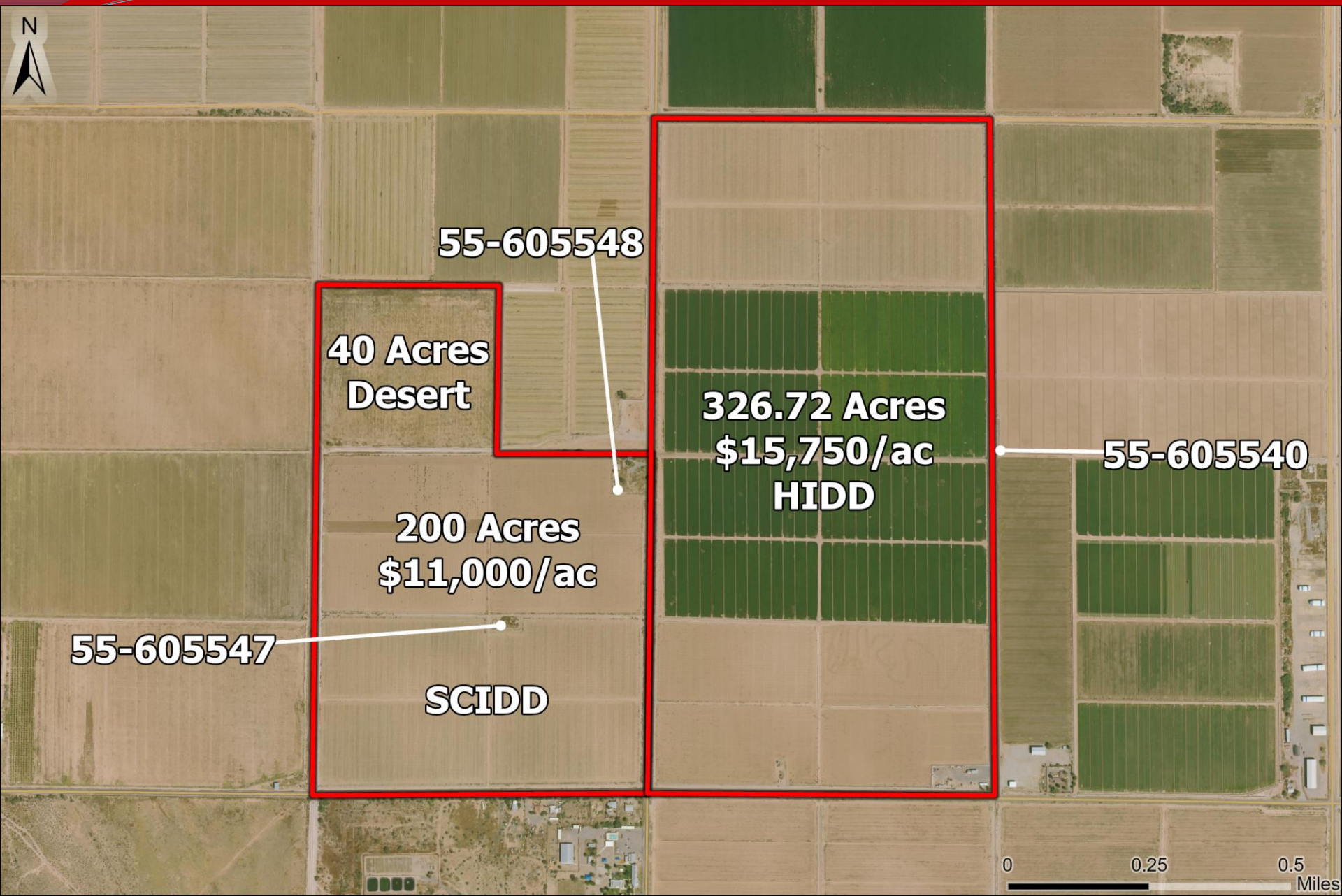
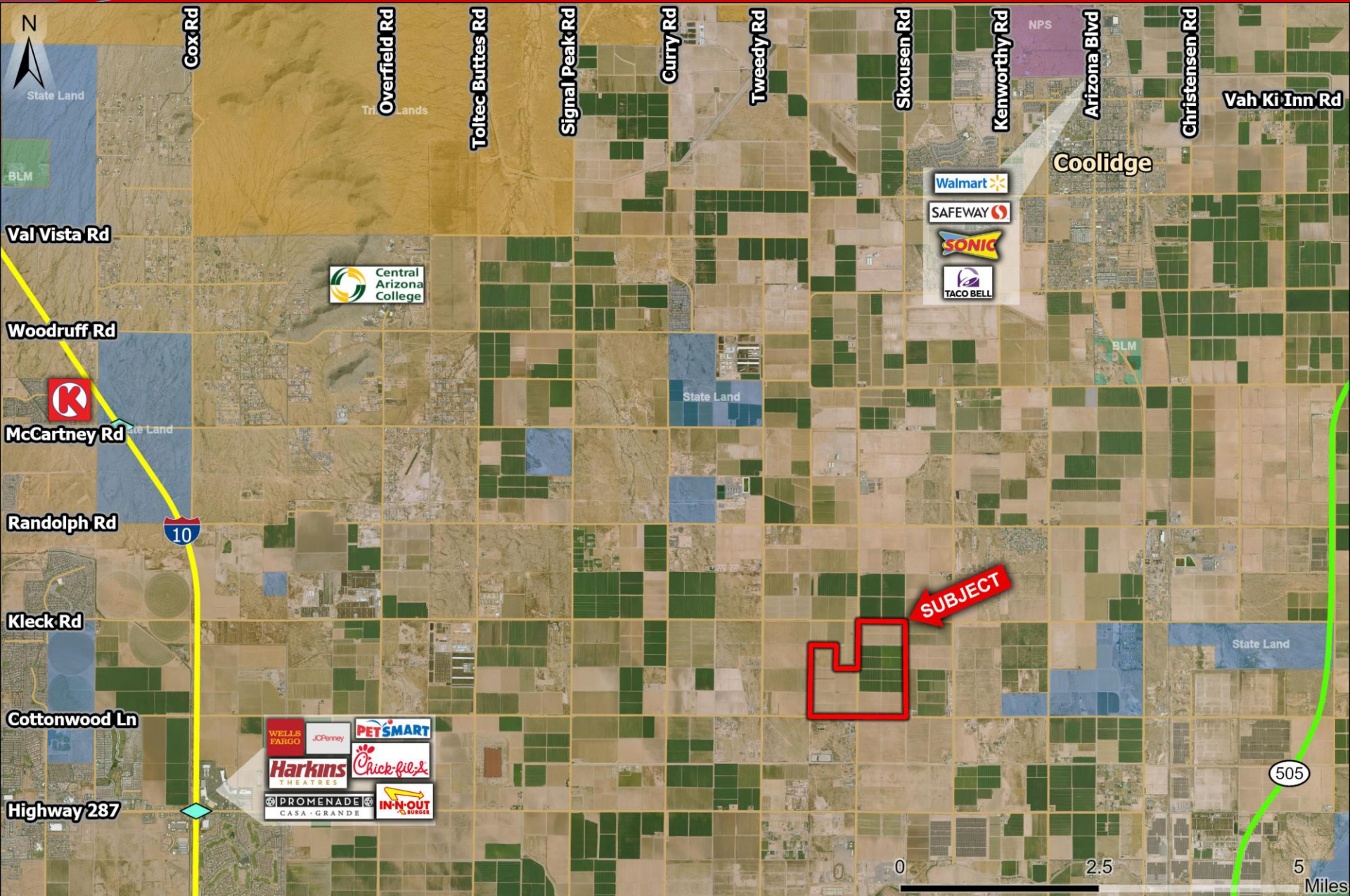
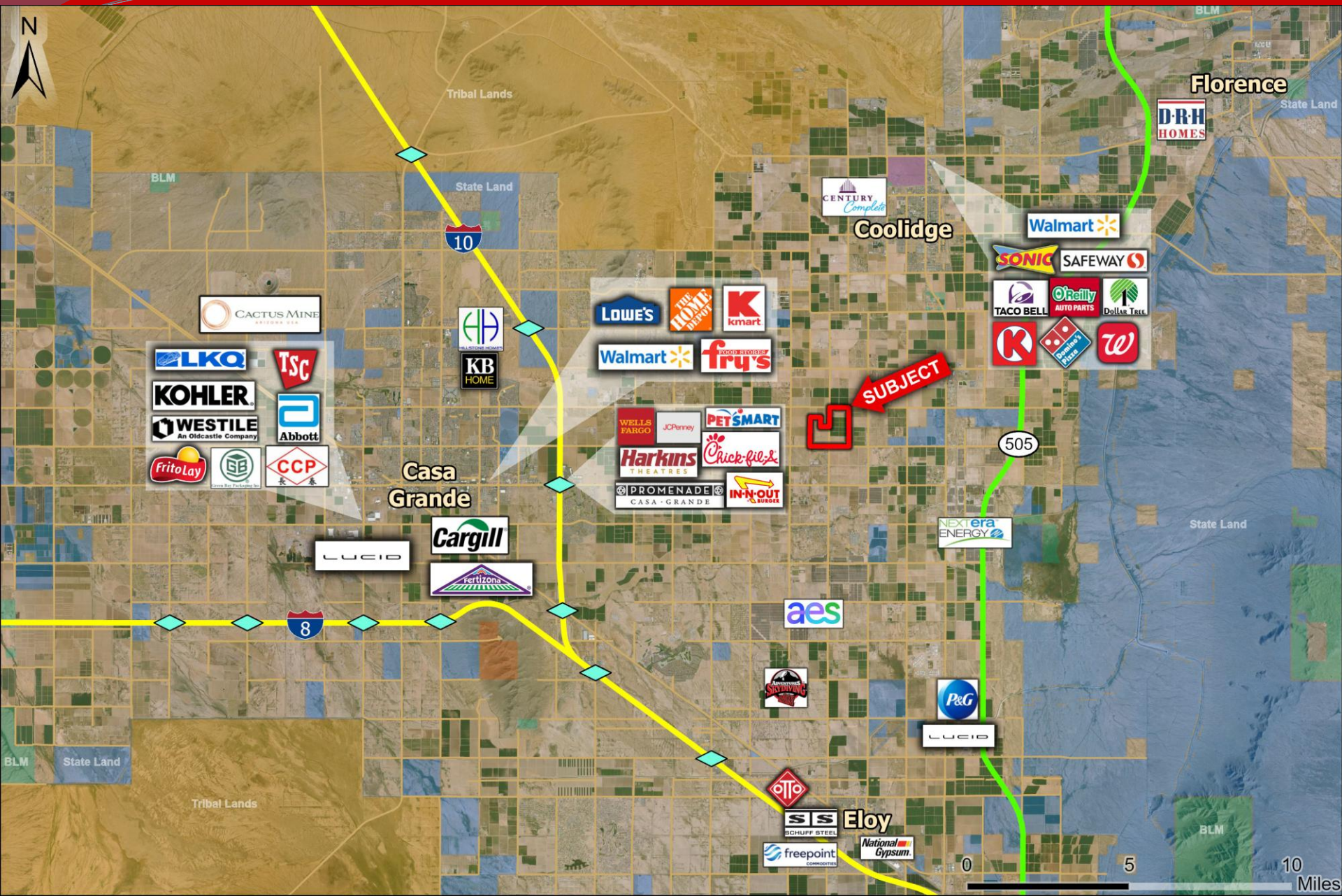


- ☐ **Location:** NEC & NWC 11 Mile Corner & Storey
- ☐ **APN:** 401-01-034A, 36, 401-21-040E, D, F, J
- ☐ **Zoning:** AG – Agricultural-City of Coolidge
- ☐ **General Plan:** Urban Neighborhood
- ☐ **Size:** +/- 526.72 Acres
+/- 200 Acres & +/-326 Acres
- ☐ **Price:** \$7,345,840 or \$11,000/ac for the Western 200 Acres (San Carlos Irrigation District) and \$15,750/ac for the Eastern 326.72 Acres (Hohokam Irrigation District)
- ☐ **Comments:** Excellent farm located at the NEC and NWC of 11 Mile Corner Road & Storey Road. Eleven Mile Corner and Storey Roads are paved Road. Seller will entertain all offers. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED







Gross Acres: 526.72 Acres

Cropland Acres: 423.5 Acres

Farm Lease:

Expiration: 12/31/2026

Rate: \$52,937.50/Year or
\$125/Per Cropland Acre

Grandfathered Water Rights:

Certificate #: 58 - 100495.0003 – 192.3 Acres

Water Duty: 4.5 Acre Feet Per Year

Certificate #: 58 – 100494.0002 – 272 Acres

Water Duty: 3.68 Acre Feet Per Year

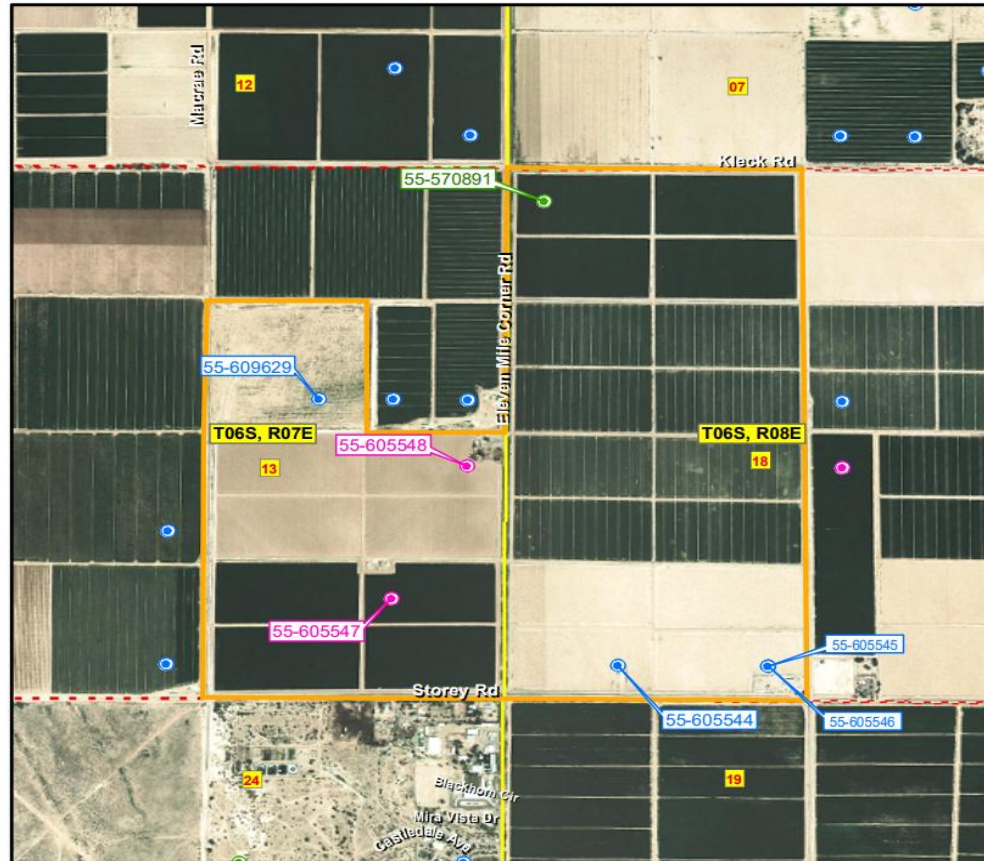
Wells:

- 55-605540
- 55-605547
- 55-605548

Irrigation Districts:

- Western 200 Acres: San Carlos Irrigation and Drainage District
- Eastern 320 Acres: Hohokam Irrigation and Drainage District

ADWR Wells Holland Farm 520



Township/Range

Section

Farm Boundary

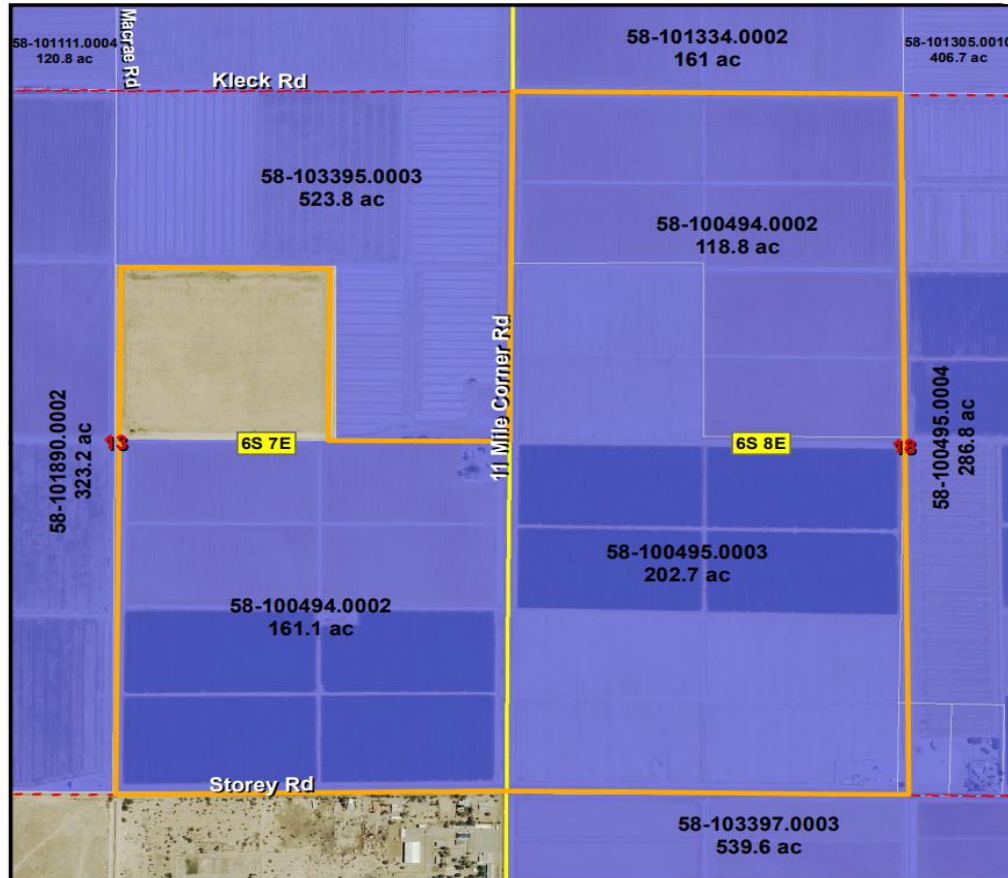
Type

● NON-EXEMPT

● EXEMPT

● OTHER

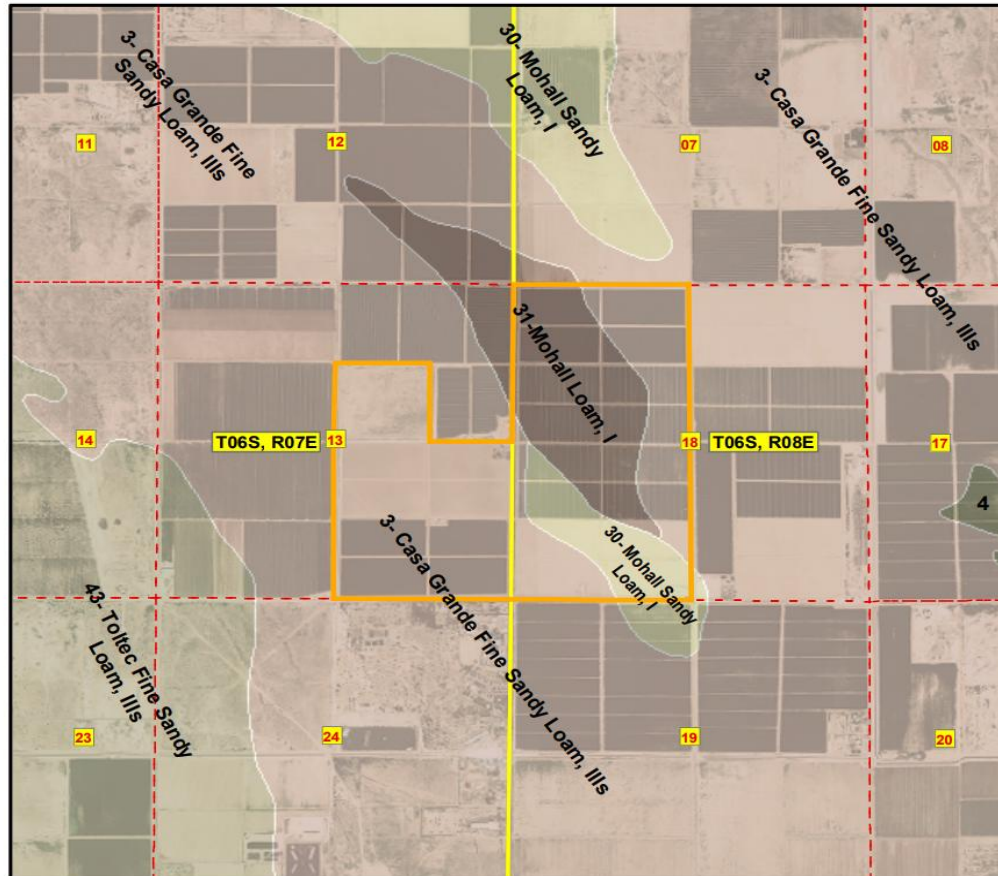
ADWR Grandfathered Ground Water Rights Holland Farm 520



- | | | |
|--|------------------------------------|---|
| | Township/Range | AMA Water Rights
Irrigation Status |
| | Section | |
| | Farm Boundary | |
| | Irrigated portion of the right | |
| | Non-irrigated portion of the right | |

ADWR = Arizona Department
of Water Resources
AMA = Active Management Area

SCS Soils - Pinal County, Arizona, Western Part Holland Farm 520



SCS Soils

MUSYM - Soil Name, Class, % of Property

- 31 - Mohall Loam, I, 25%
- 30 - Mohall Sandy Loam, I, 12%
- 3 - Casa Grande Fine Sandy Loam, IIIs, 63%

Township/Range

Section

Farm Boundary