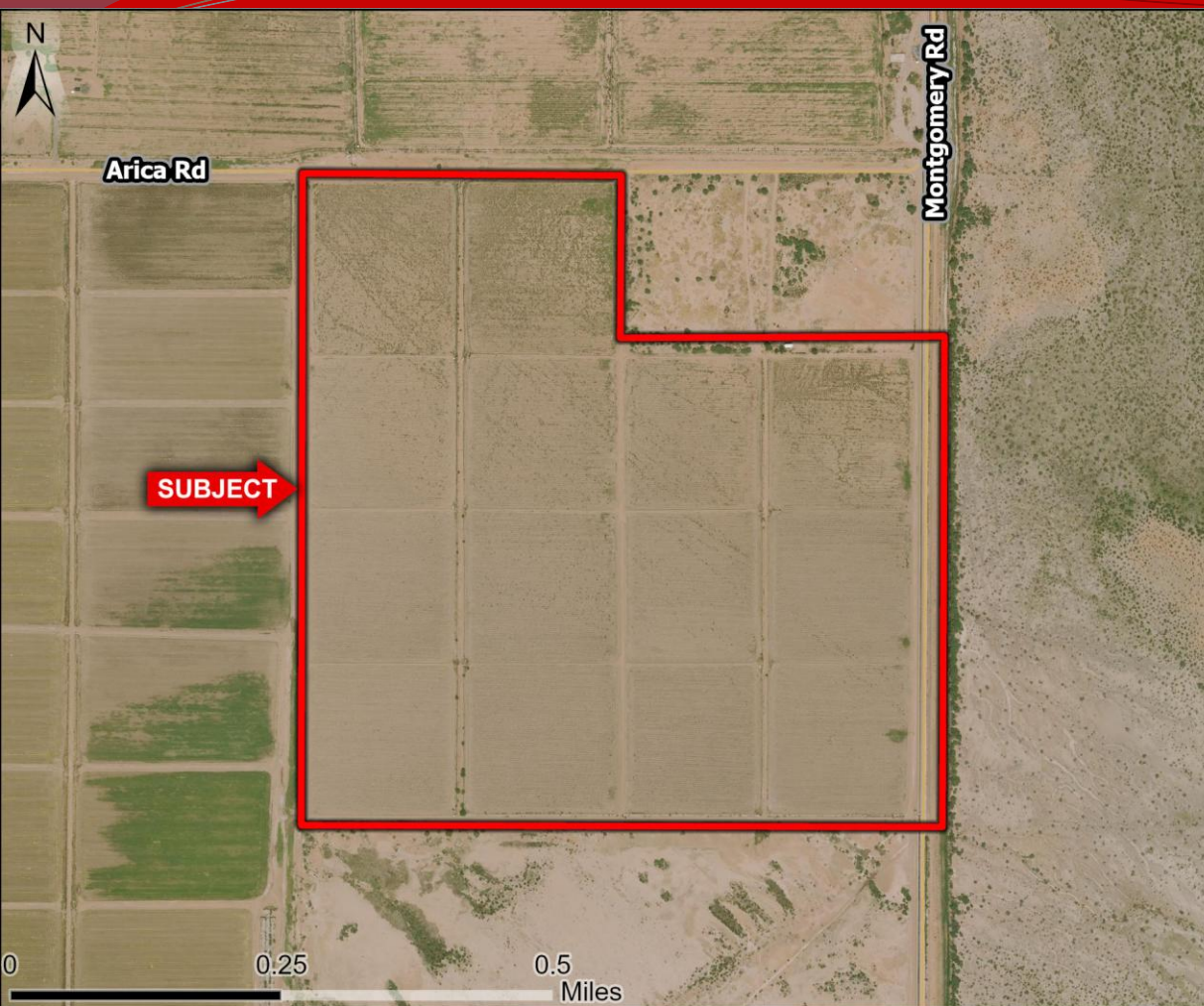
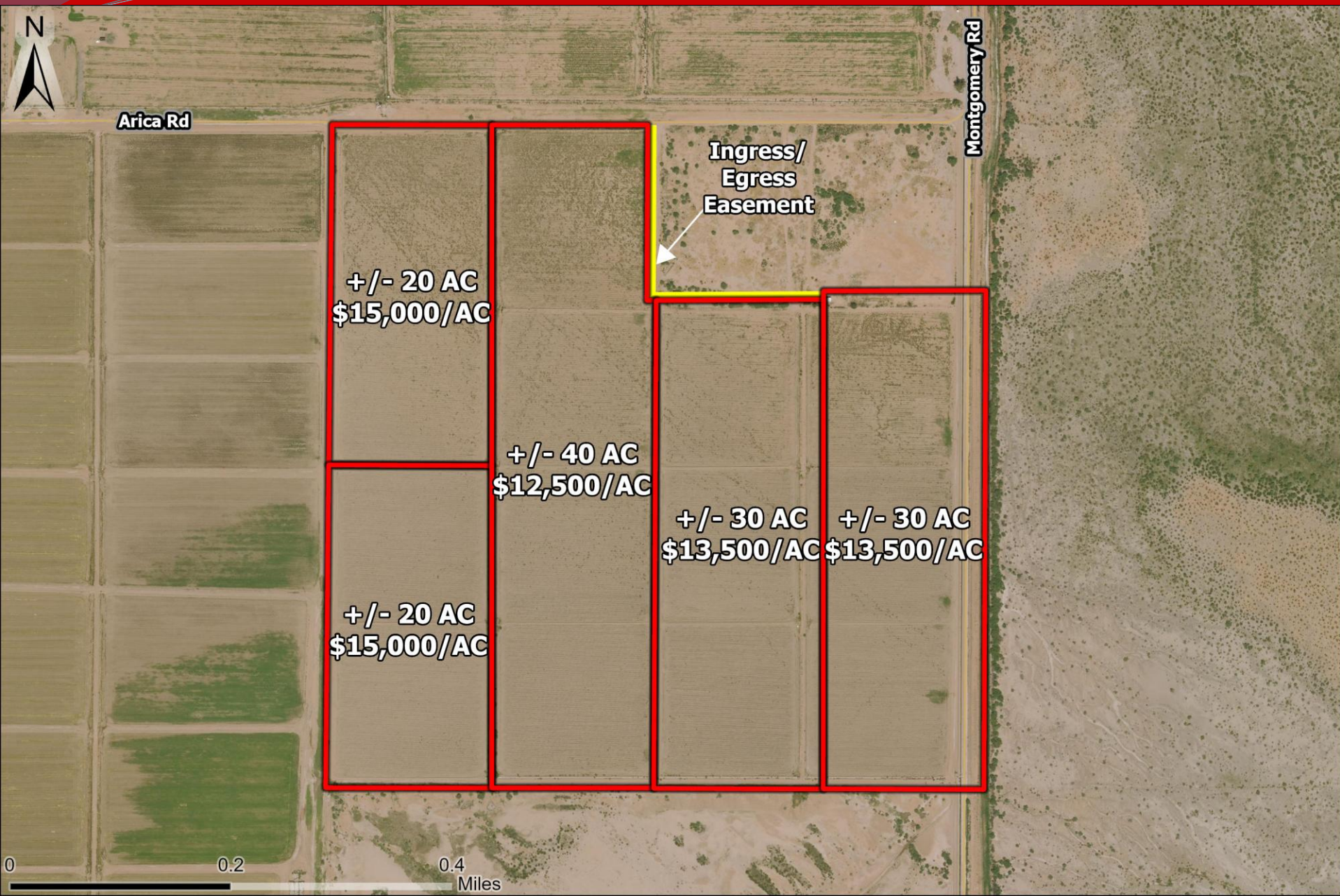


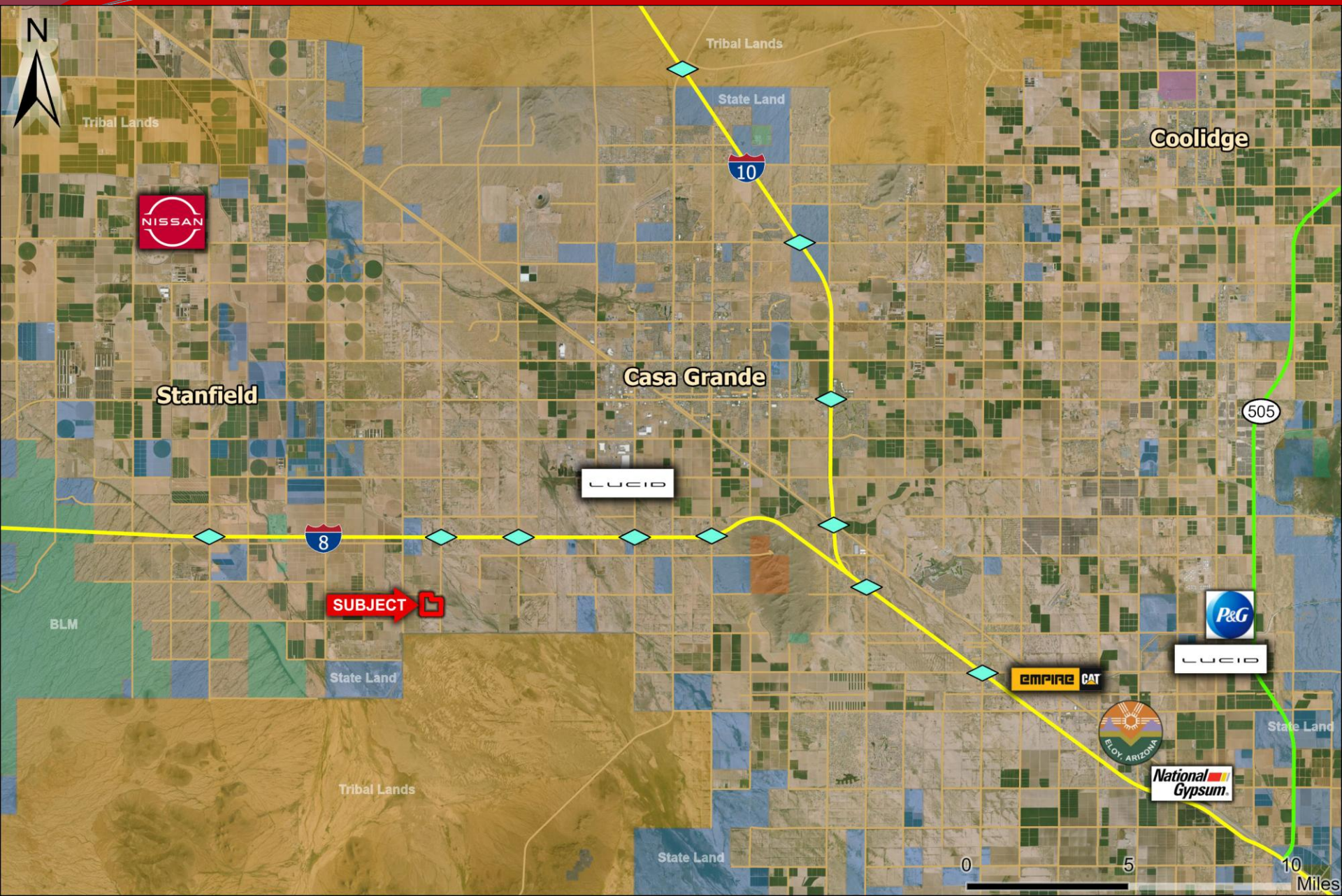


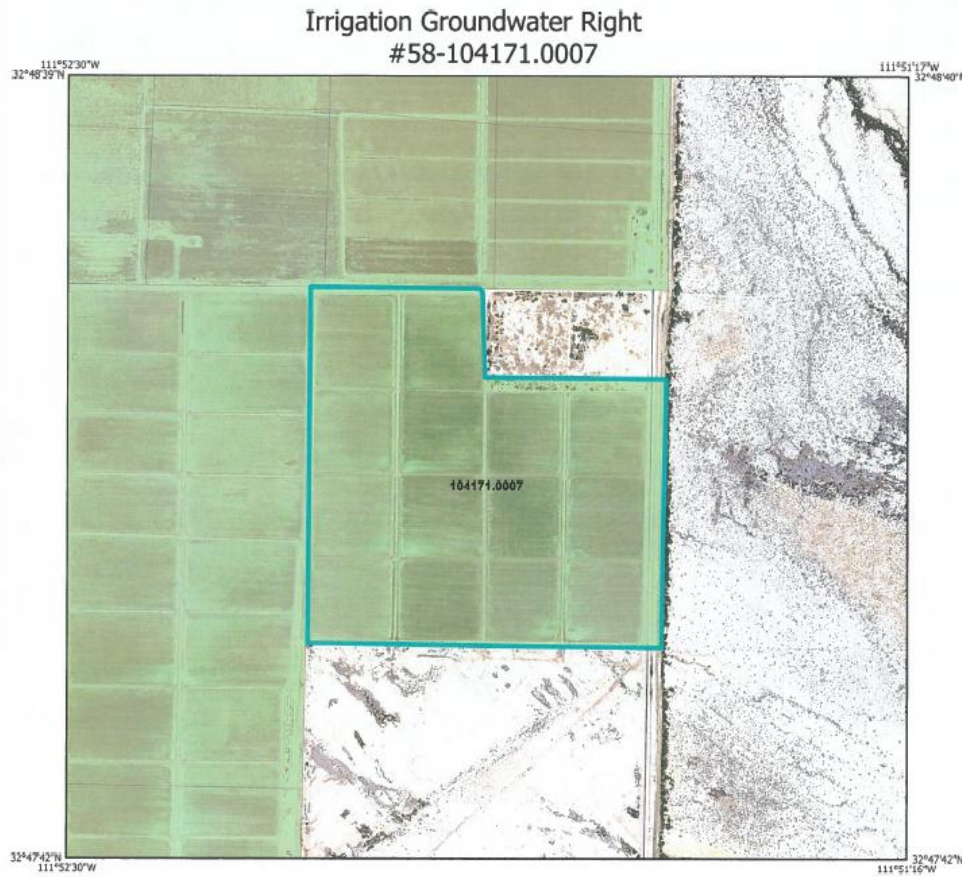
- ❑ **Location:** SWC Arica and Montgomery Rd, Pinal County, AZ.
- ❑ **APN:** 511-16-003C, E, 004, 005, 006
- ❑ **Size:** +/- 140 Acres (20 to 40 Acre Parcels)
- ❑ **Zoning:** GR – General Rural
- ❑ **Price:** See Attached Map
- ❑ **Comments:** Property is located along Montgomery Road just south of Interstate 8. Seller will sell a portion of property. Grandfathered Water Rights run with the property. Seller will initiate Minor Land Division at the Opening of Escrow. Excellent investment or 1031 Exchange. Submit all Offers.

EXCLUSIVELY LISTED





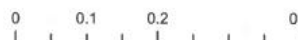




- use_right_58
- Groundwater Right Label



Total Irrigated Acres: 137.50



Scale: 1:10,000

Date Printed:
8/28/2024 12:20 PM



Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-104171.0007	STATUS DATE:	8/27/2024				
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE				
LAND OWNERSHIP:	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE				
2024 ALLOTMENT:	394.61	BMP Enrollee:	N	RETIRED ACRES:	0.00		
WATER DUTY ACRES:	95.78	IRRIGATION ACRES	137.50	WATER DUTY	4.12	Mgt Plan	4
IRRIGATION DISTRICT NAME:	MARICOPA STANFIELD IRRIGATION & DRAINAGE	MAWA:	2.87				

NAME & ADDRESS

SMT INVESTORS LP	TYPE:	OWNER
1242 E JACKSON ST		
PHOENIX	AZ	85034

PLACE OF USE

NE 19 T7.0N R5.0E

BOOK/MAP/PARCEL

Book:	511	Map:	16	Parcel:	003C	Part:	
Book:	511	Map:	16	Parcel:	003E	Part:	
Book:	511	Map:	16	Parcel:	004	Part:	
Book:	511	Map:	16	Parcel:	005	Part:	
Book:	511	Map:	16	Parcel:	006	Part:	

WELL SERVING

*** NO DATA FOUND ***

RIGHT TO FACILITY RELATIONSHIPS

*** NO DATA FOUND ***