



- **Location:** Approx. SE of SEC of Cactus Rd & Main St
- **APN:** 501-45-002A
- **Size:** 29.07AC
- **Zoning:** PC
- **Price:** \$363,375 -or- (\$12,500/acre)
- **Taxes:** \$7,156.20, Tax year 2021
- **Comments:**
  - Agua Fria River bottom raw land ideal for sand and gravel excavation.
  - Available all or part.
  - Cheap price per acre with huge upside potential.

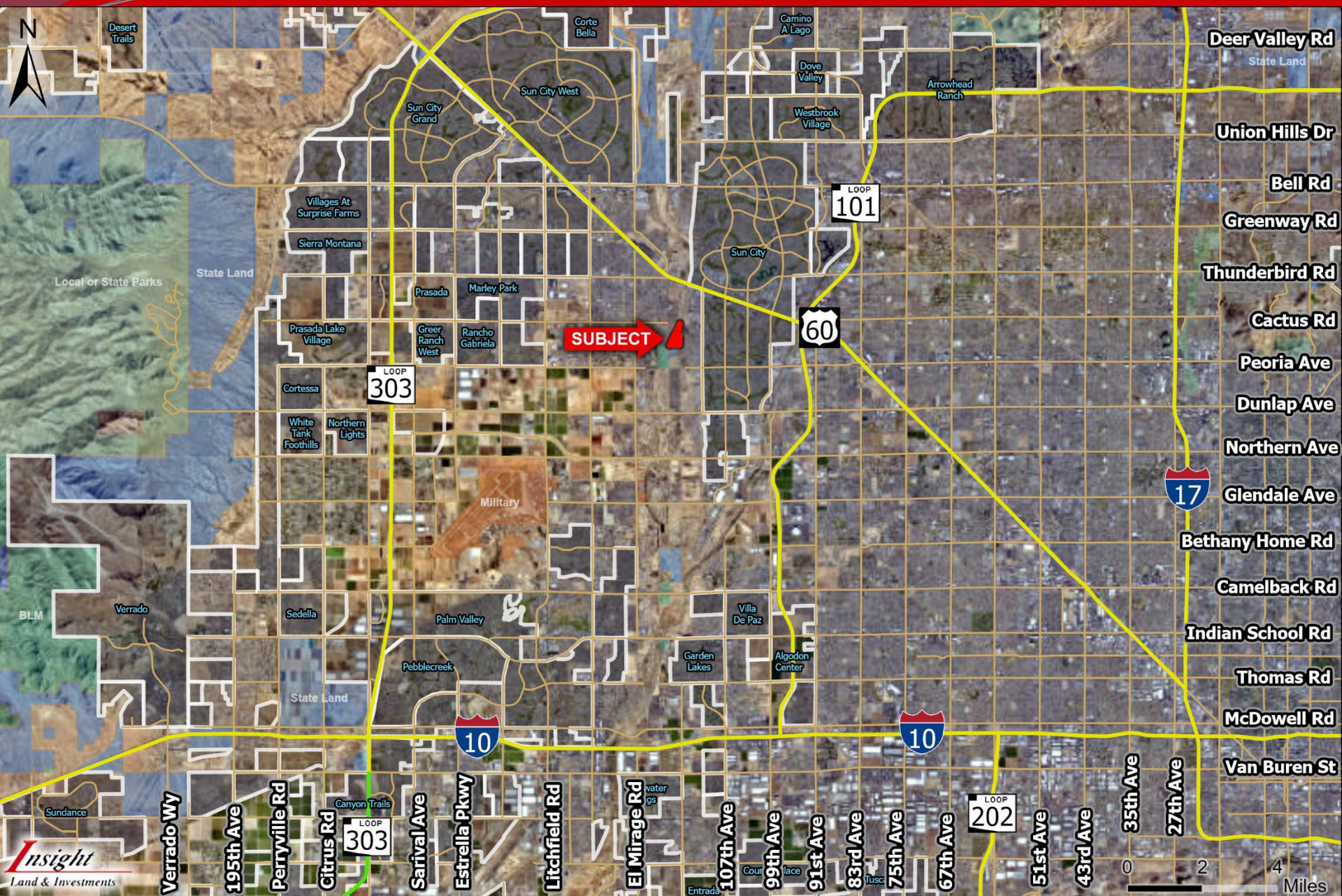
**Great Investment Opportunity | Exclusively Available**

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://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.

**Joe Werner**  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)





**SUBJECT** →