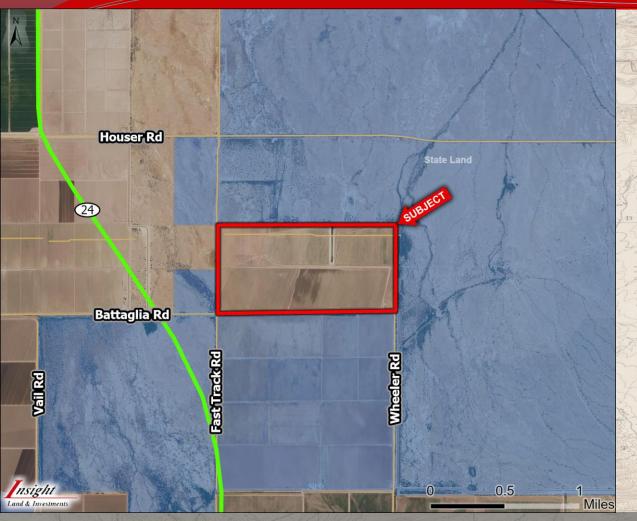


+/- 313 Acres - Available Farm Land

Land & Investments

Pinal County, AZ



- **APN:** 401-48-050, 400-21-004
- → Zoning: GR (Pinal County)
- ☐ Size: +/- 313.12 Acres
- **Price:** \$4,696,800 or \$15,000/ac
- Comments: Excellent farm located at the NEC of Fast Track Road & Battaglia Road.

 Nikola and Proctor & Gamble facilities are 1 mile northwest of the site. Property lies just east of the proposed North-South Freeway Corridor. City of Eloy is 3 miles to the east. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED

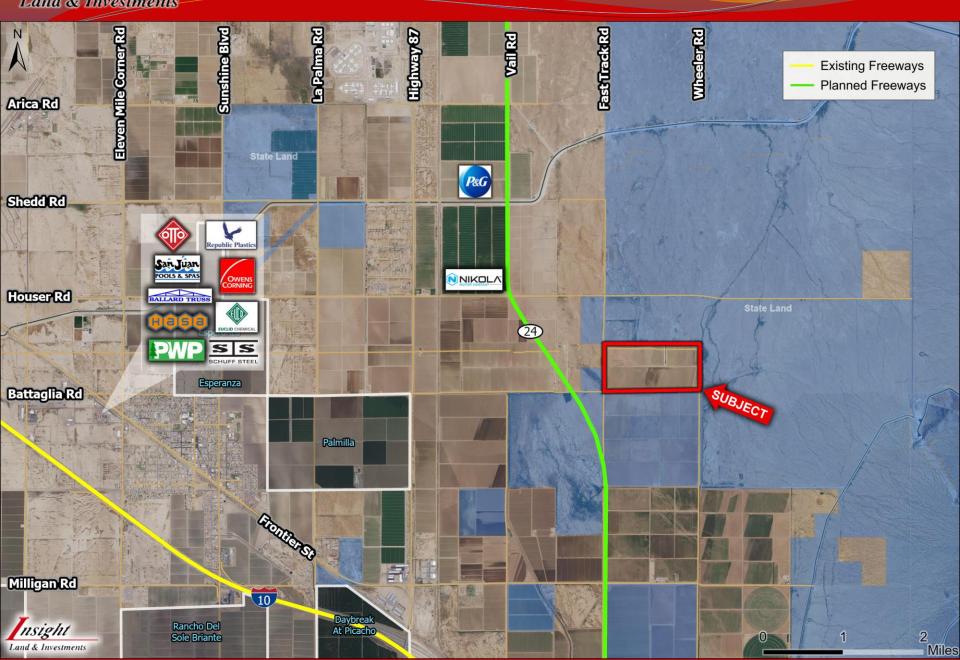
Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1515 www.insightland.com All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject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

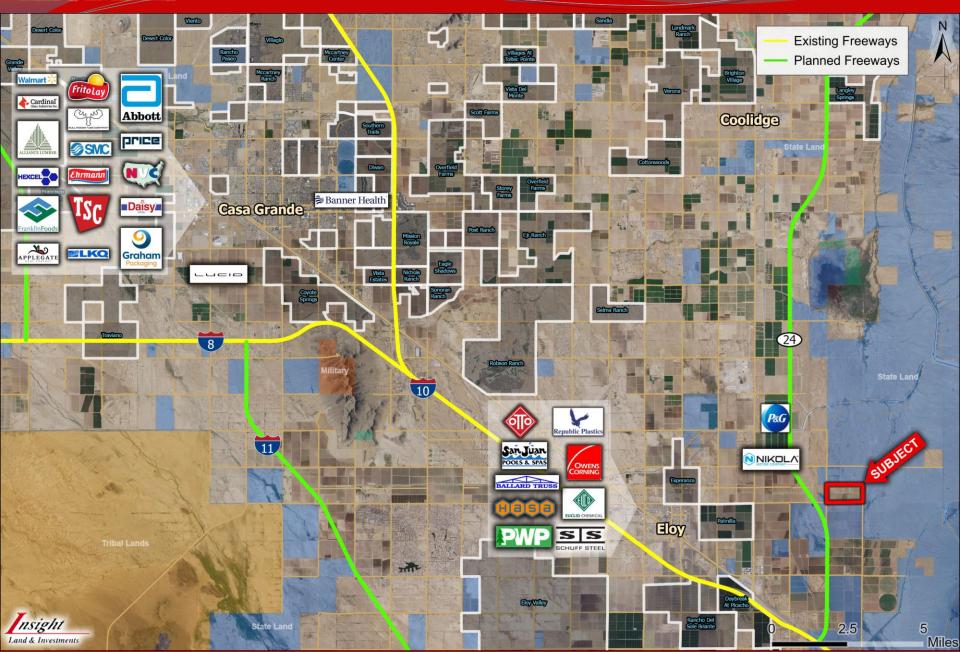
Haydn Reycraft

Direct: 602-385-1548 hreycraft@insightland.com Land & Investments



Aerial Map

Land & Investments





Farm Information

Farmland Acres: 294.88 Acres Cropland Acres: 294.88 Acres

 Crops:
 Base Acres:

 Wheat:
 6.1

 Generic:
 155.5

 Barley:
 0.3

 Total Base Acres:
 161.9

Farm Lease:

Expiration: 12/31/2021

Rate: \$33,338.50/Year

Water Rights: 265.50 Acres

Irrigated Acres: 4.96 Acre Feet Per Acre

Water Duty: 1,316.88 Acre Ft Per Year

Maximum GW Allotment: Ditches

Irrigation System: 58-106614.000

GFWR Certificate: Central Arizona Irrigation

District: & Drainage District

Water Costs (2021): \$60.00/acre foot

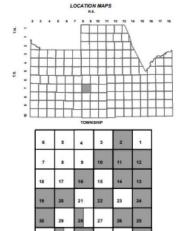
Land & Investments



401-48_1

T.07S. R.08E.

LA PALMA CORRECTIONAL CENTER: 2011-044116





Revised: 10/25/2012 By: MBG



PINAL + COUNTY
wide open opportunity

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY NO LABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HERRIM, EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPLED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTRANS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSORYS OFFICE PURPOSES.