

Parcel #1

APN: 304-48-001A/001B/009/006

Size: +/- 303 Acres

La Paz County

Parcel #2A

APN: 304-57-020T

Size: +/- 237 Acres

La Paz County

Parcel #2B

APN:

**304-60-017, 304-60-004
304-60-003, 304-60-002C
304-60-016, 304-60-015**

Size: +/- 17 Acres

La Paz County

Parcel #3

APN: 304-69-003C/D/E

Size: +/- 155 Acres

La Paz County

Location: Route 60, Salome, Az

Parcel 1: 303 acres, APN# 304-48-001A,001B,006,009

Zoning: MHS and PD

Price: \$909,000 (\$3,000/ac.)

Parcels 2A & 2B: 254 acres, APN# 304-57-020T & 304-60-002C,003,004,015,016,017

Zoning: MHS and C2

Price: \$1,143,000 (\$4,500/ac.)

Parcel 3: 155 +/- acres, 304-69-003C,003D,003E

Zoning: Mixed, RVS, RA-5,RA-40

Price: \$387,500 (\$2,500/ac.)

Great opportunity for mixed use development in the heart of Salome on Hwy 60. Property is not in an AMA and can all be farmed and is eligible to join the McMullen Valley Water Conservation & Drainage District which reduces the cost of electricity for farming substantially. Parcel 1 is completely surrounded by organic farms and Parcel 3 has been farmed in the past and has an old well that can be refurbished. Current owner is planning to entitle Parcels 2A and 2B in the near future. However, if the property is sold in entirety to one buyer, prior to the entitlement process, owner will offer a \$400,000 discount.

Available, all or part, 712 acres, Salome, Arizona



