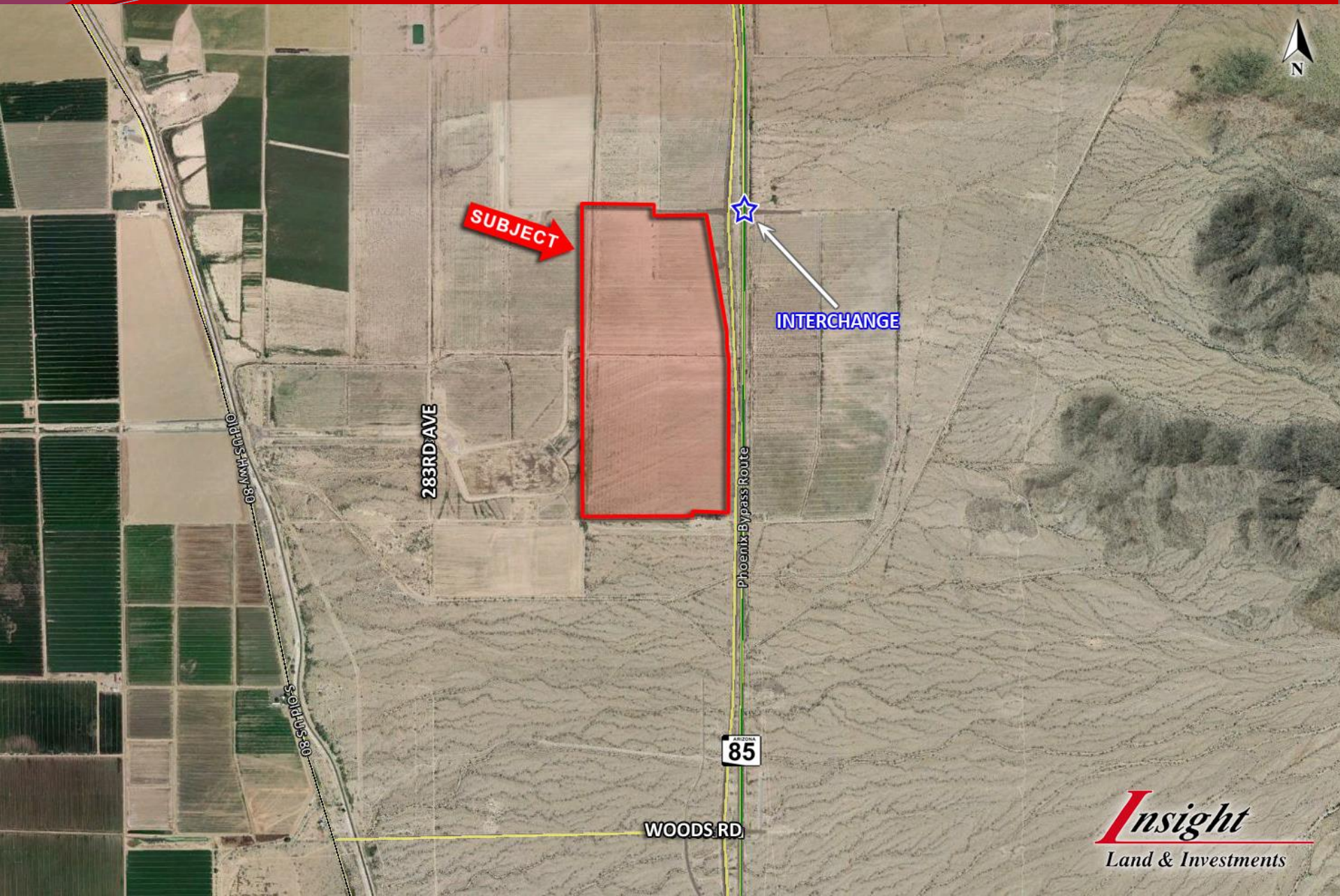
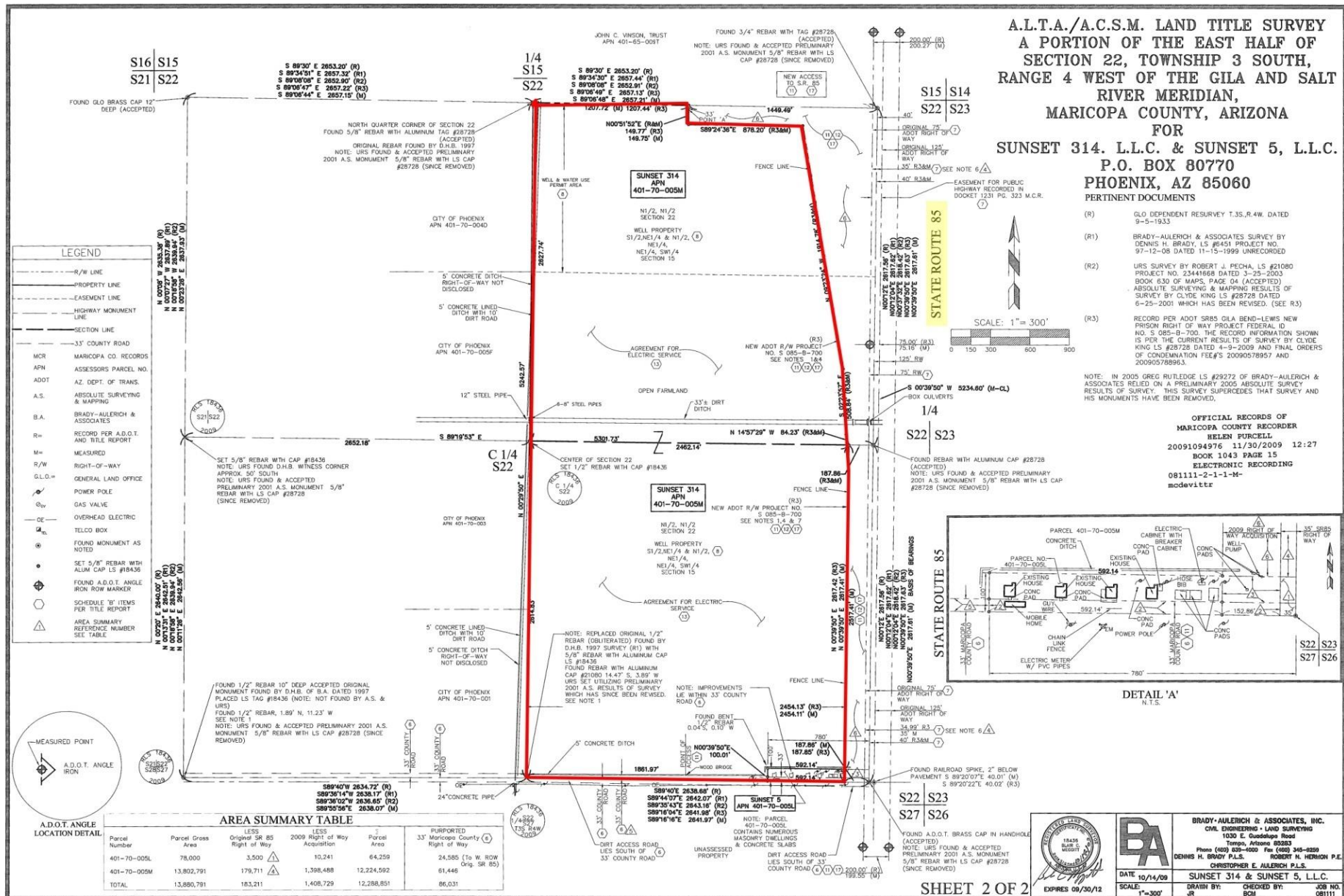


- ❑ **Location:** West side of U.S. Highway 85, 2 miles south of Patterson Road
- ❑ **Size:** +/-284 Acres
- ❑ **Zoning:** General Commerce, Buckeye
- ❑ **Terms:** Submit all bids
- ❑ **Price:** \$19,500/Acre
- ❑ **Utilities:** Telephone, domestic and irrigation well, electrical provided by Electrical District No.8. The Property is located outside of the Phoenix Active Management Area which allows for the unregulated use of groundwater. Well pumps 3,800 gallons per minute. Water costs are an estimated \$28/acre foot.
- ❑ **Comments:** The Property has one-mile of frontage on the newly rebuilt Highway 85 and has an at-grade interchange in place at its northeast corner. Property taxes reduced to \$3,300/yr for 284 acres due to existing farm lease that can be terminated.

HIGHWAY 85 | BUCKEYE, AZ







MARICOPA COUNTY
OFFICIAL PARCEL MAP
STATE OF ARIZONA

SECTION 22 T03S R04W

MAP ID • 894 - 22 - 00 - 00

TRACTS & PARCELS

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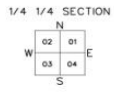
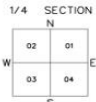
TRACTS & PARCELS

TRACTS & PARCELS

LOCATOR GRID

SECTION

06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



ASSESSOR BOOKS & MAPS WITHIN THIS AREA

BOOK: 401 MAP: 65

BOOK: 401 MAP: 70

SUBDIVISIONS



SCALE: 1" = 400'

03-04-2010

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
www.maricopa.gov/assessor

LEGEND:

- Subdivision Boundary Line
- Subdivision Boundary Corner
- Street Centerline
- Street Centerline Marker
- Section Corner Marker
- Indicates change in original boundary
- Parcel Boundary Line
- Parcel Split Line
- Parcel Number
- Parcel Boundary Tie-in
- Revised information is located on a separate document

Disclaimer - Indemnification

Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, inaccuracy, security, inaccuracy of any said data and information. The boundaries on maps are for subdivision purposes only and are not intended to be used as a survey product.

SE COR SEC 16 NW COR SEC 15
NE COR SEC 17 NW COR SEC 22

