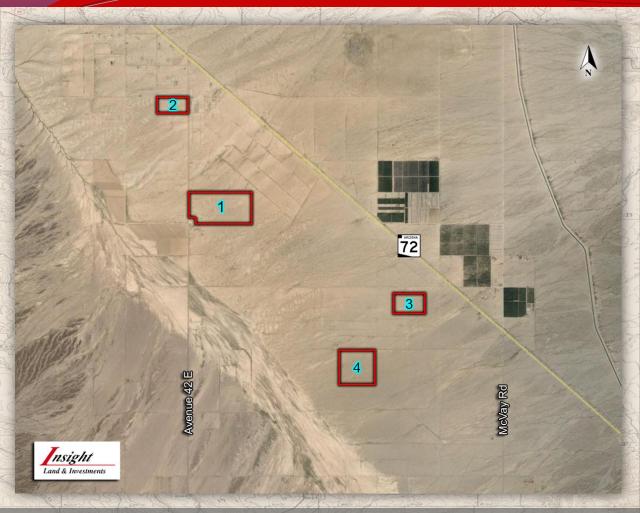


POTENTIAL FARM OPPORTUNITY- LA PAZ COUNTY

Land & Investments



- Location: North of I-10, West of AZ-72 in La Paz County, AZ
- ☐ Size: 628 Acres
- ☐ <u>Utilities:</u> Water to Site
- **□** *Price:* \$945,000 Total
- □ Comments:
- 1. Ave. 42 E: 308 acres with 18" well. Approved by County for a master planned community of 1200 units. Previously farmed. Well was tested in ADWR filing at 2 million GPD. Water and soil samples. Survey exists.
- •2. Ave. 42 E: 80 acres with 50% interest in the 12" well located on the parcel. (Additional 80 can be assembled if required, but not included in pricing.) Survey exists.
- •3. 80 acre parcel with 18" and 20" wells which have been scoped and flow tested. Has 100 year assured water supply certification from ADWR. Approved for 5 DU per acre by ADWR, and County General Amendment Plan approval for 5 DU's per acre as well. Survey and geohydrology for 100 year water supply.
- •4. 80 acre parcel. Has 100 year water assured supply from ADWR. Geohydrology for 100 year water supply.

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.

BRIAN STILLMAN

Office: (602) 385-1512 bstillman@insightland.com



POTENTIAL FARM OPPORTUNITY- LA PAZ COUNTY

