

AVAILABLE VACANT LAND

Land & Investments

PINAL COUNTY, AZ



- Location: NEC Arizona Farms Rd & Cooper Rd, Florence, AZ
- **→** APN: 210-47-014E
- **Zoning**: GR- General Rural
- ☐ *Size:* +/- 36.4 Acres
- **☐** *Taxes*: \$998.22 (2017)
- ☐ <u>GFWR:</u> 108384.0003, 108384.0004 (New Magma Irrigation and

Drainage District)

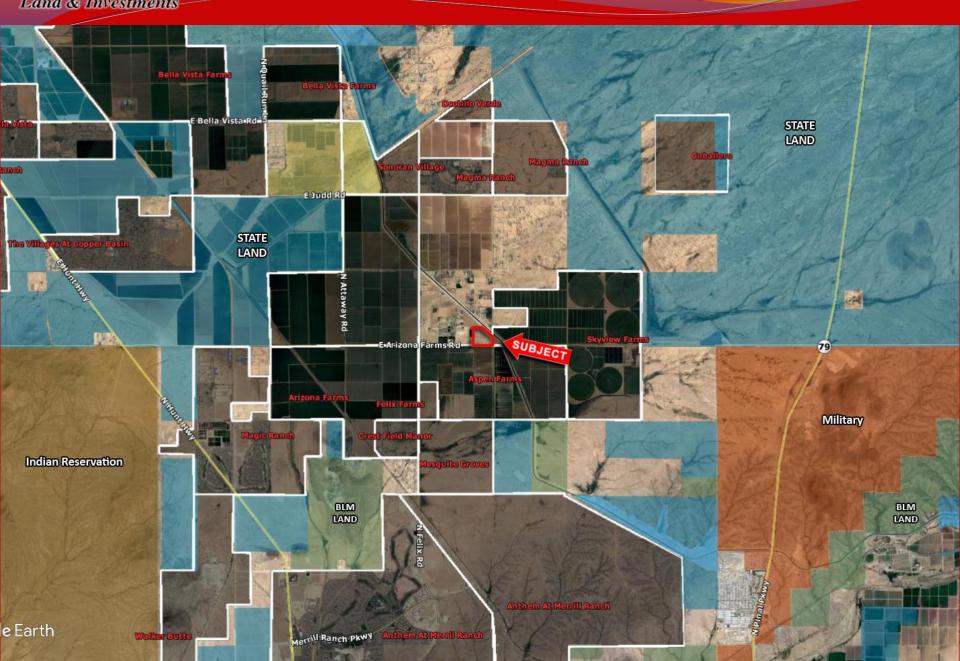
- ☐ Irrigated Acres: 36.4 Acres
- ☐ Allotment: 137.83 acre feet per year
- ☐ Water Duty: 3.85 feet per acre
- ☐ *Price*: \$910,000 or \$25,000/ac
- ☐ <u>Comments</u>: Property is located along Arizona Farms Road with 1/4 Mile of frontage. Proposed SR-24 is planned 1 Mile to the West. Excellent Investment or 1031 Exchange.

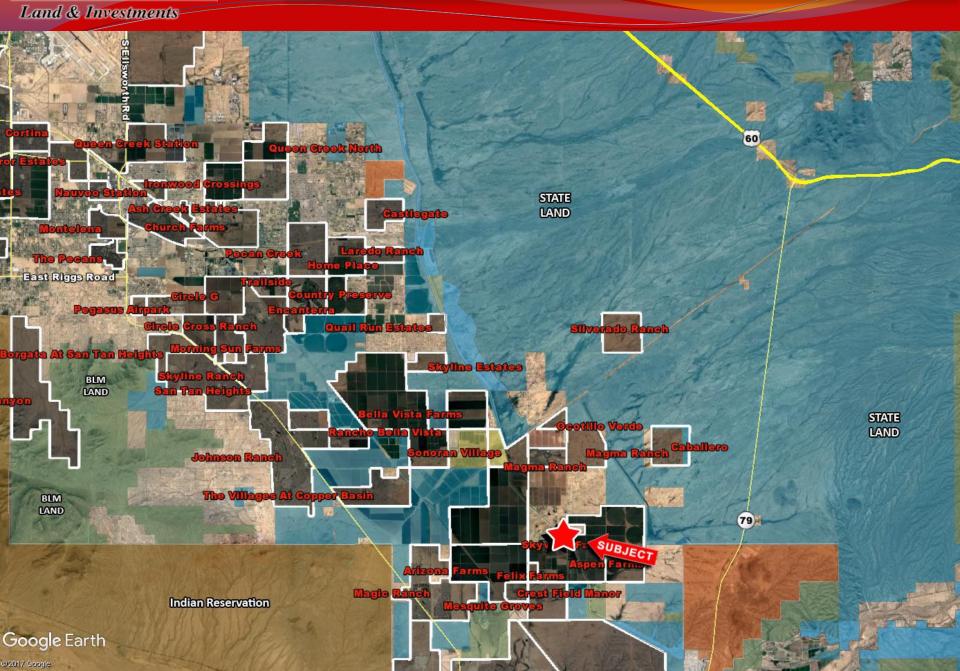
EXCLUSIVELY LISTED

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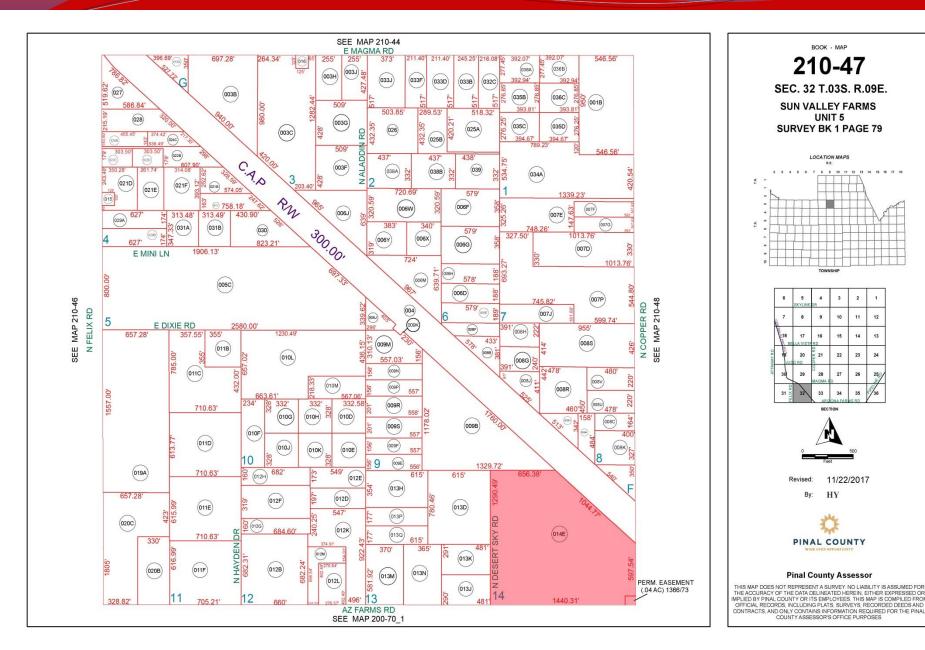


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210-47 SEC. 32 T.03S. R.09E. **SUN VALLEY FARMS** UNIT 5 **SURVEY BK 1 PAGE 79** LOCATION MAPS 22 27 33 34 SECTION 11/22/2017 PINAL COUNTY **Pinal County Assessor** THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND