



- ❑ **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)
- ❑ **GFWR**: 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
- ❑ **Comments**: 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























