

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

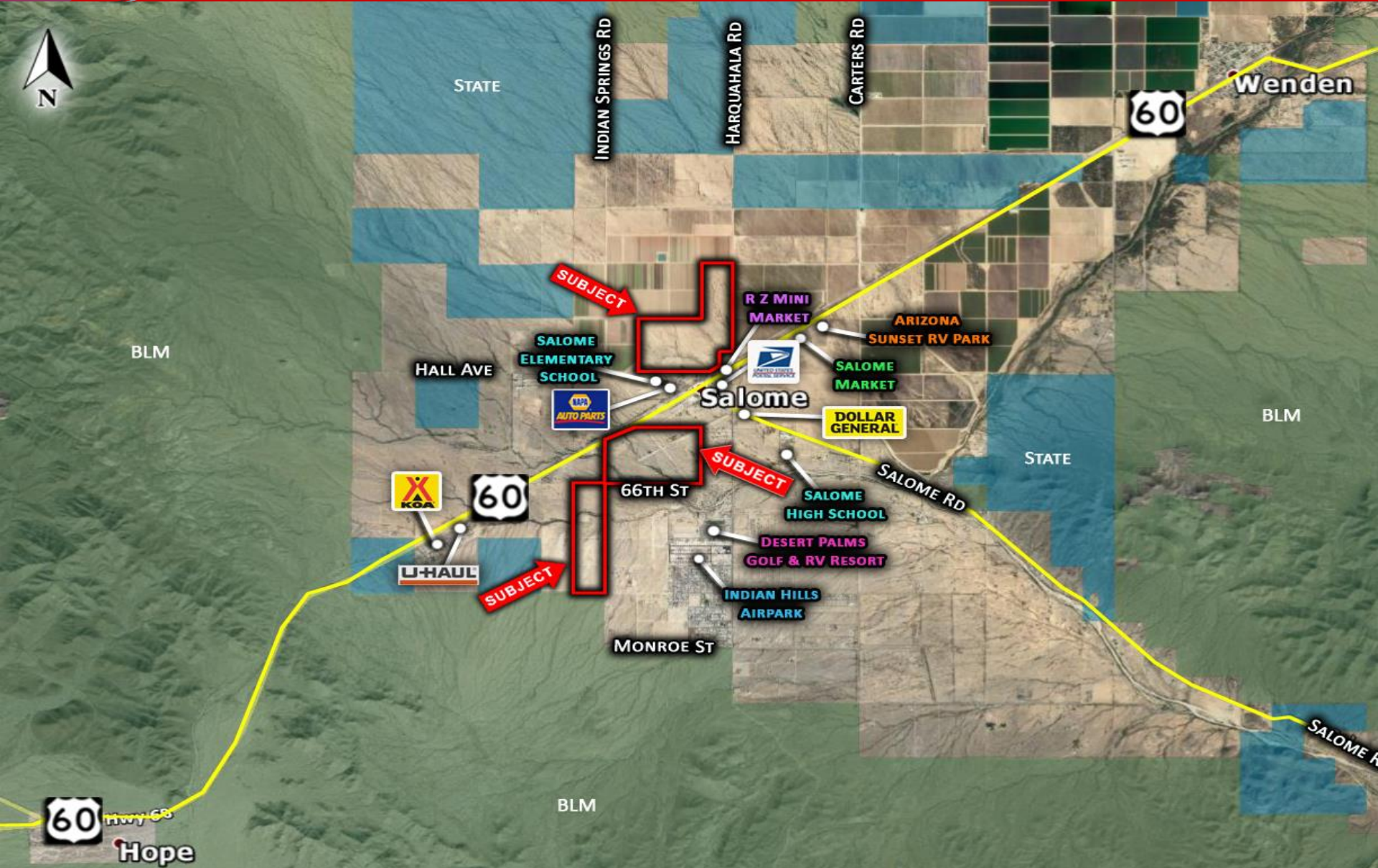
Location: Route 60, Salome, AZ
Parcel 1: 303 acres, APN# 304-48-001A,001B,006,009
Zoning: MHS and PD
Price: \$909,000 (\$3,000/ac.)

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 may be farmed and is eligible to join the McMullen Valley Water Conservation & Drainage District, which reduces the cost of electricity for farming substantially. Current owner is planning to entitle Parcel 2A and 2B in the near future. If the property is sold prior to the entitlement process, in entirety, owner will offer a \$400,000 discount.

AVAILABLE, ALL OR PART, 712 ACRES, SALOME, ARIZONA



SUBJECT

Salome

SUBJECT

SUBJECT

SUBJECT

60

60

60

Hope

Wenden

BLM

BLM

BLM

STATE

STATE

INDIAN SPRINGS RD

HARQUAHALA RD

CARTERS RD

HALL AVE

66TH ST

MONROE ST

SALOME RD

SALOME RD

SALOME ELEMENTARY SCHOOL

R Z MINI MARKET

ARIZONA SUNSET RV PARK

SALOME MARKET

DOLLAR GENERAL

SALOME HIGH SCHOOL

DESERT PALMS GOLF & RV RESORT

INDIAN HILLS AIRPARK

AUTO PARTS

K&A

U-HAUL

U.S. MAIL

