

- Location:** NEC 11 Mile Corner Rd & Storey Rd, Coolidge, AZ
- APN:** 401-21-040E, D, F, J
- Zoning:** AG – Agricultural-City of Coolidge
- General Plan:** Urban Neighborhood
- Size:** +/- 326.72 Acres
- Price:** \$15,750/ac or \$5,145,840
- Comments:** Excellent farm located at the NEC of 11 Mile Corner Road & Storey Road. Eleven Mile Corner and Storey Roads are both paved. Located in the Hohokam Irrigation District. Seller will entertain all offers. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED

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.

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

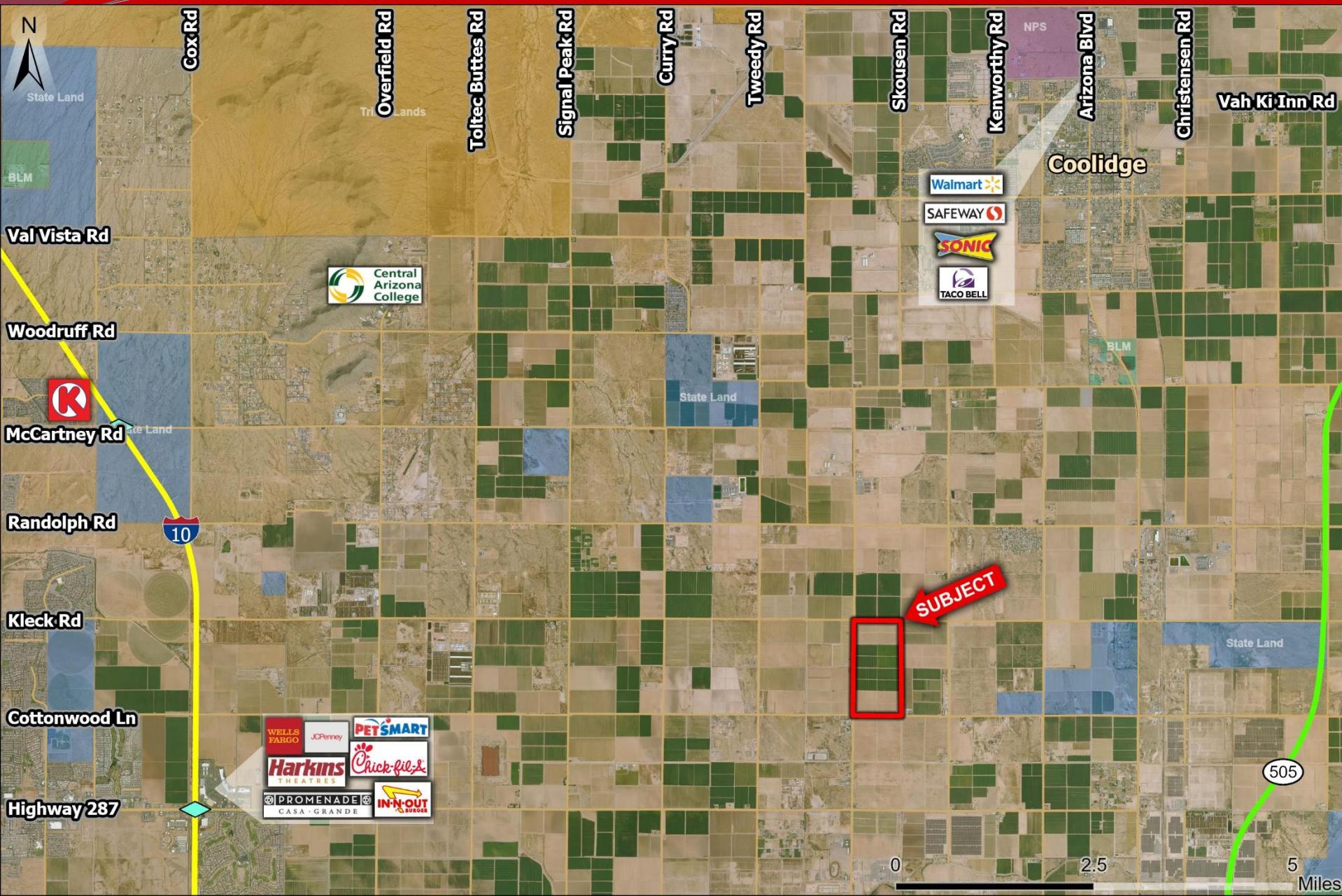
Kenneth Reycraft

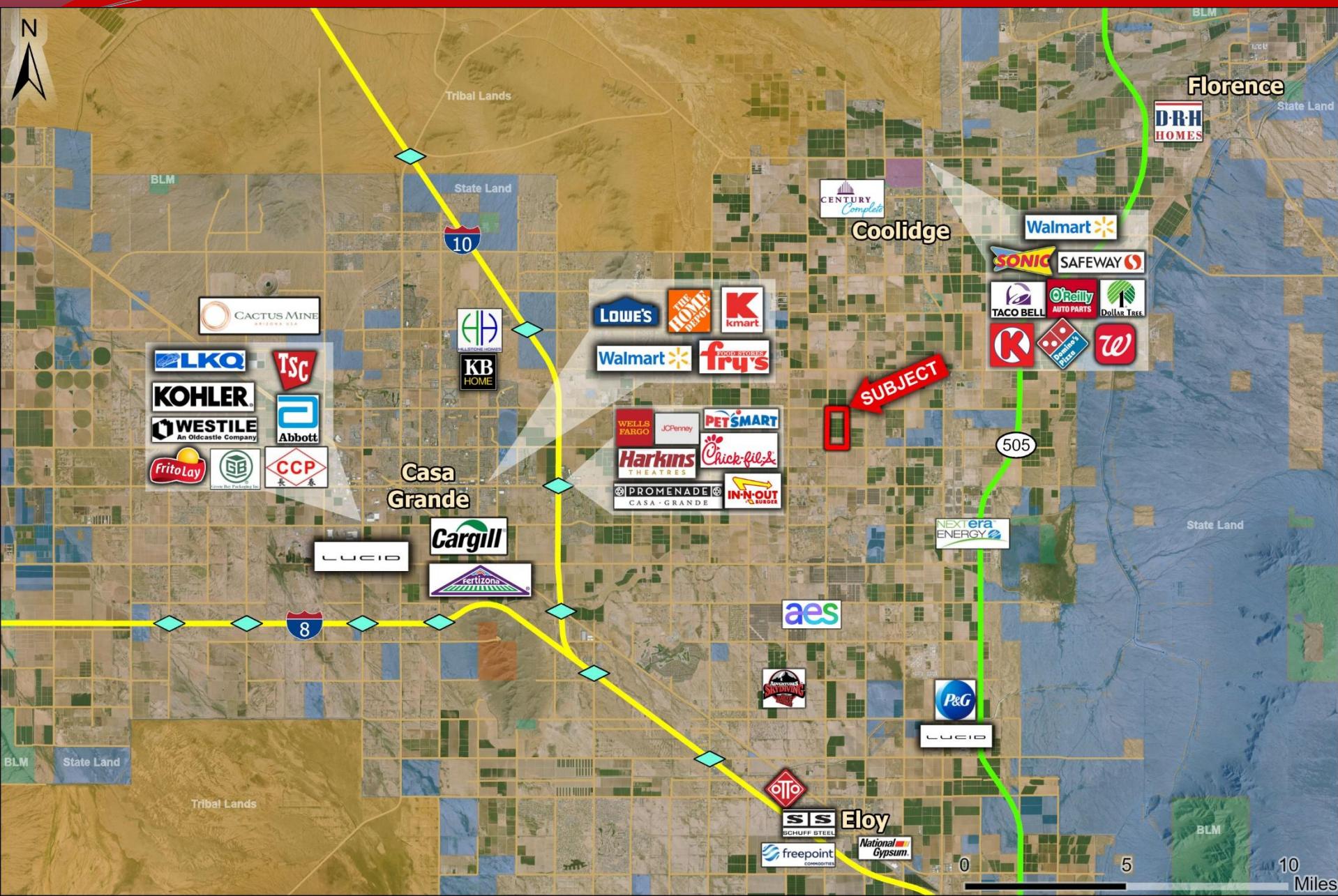
Direct: 602-385-1529

kreycraft@insightland.com hreycraft@insightland.com

Haydn Reycraft

Direct: 602-385-1548





Gross Acres: 326.72 Acres
Cropland Acres: 272.5 Acres

Well:

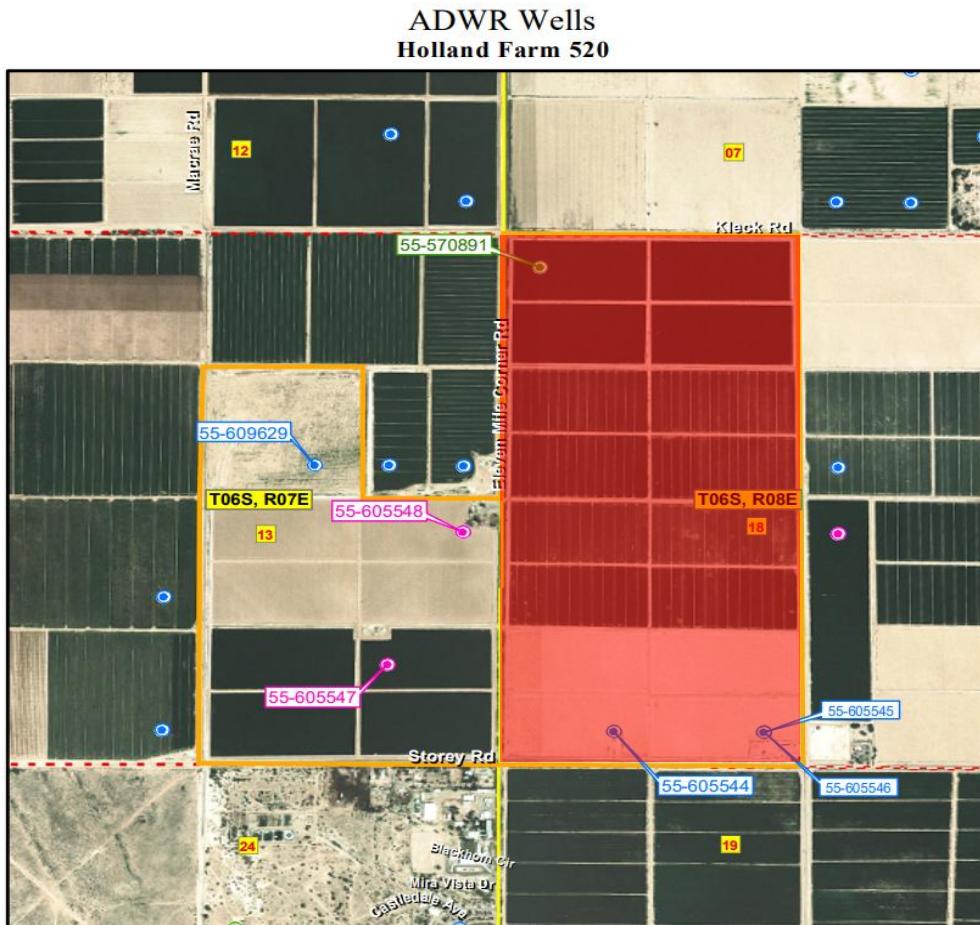
- 55-605540

Farm Lease:
Expiration: 12/31/2026
Rate: \$52,937.50/Year or
\$125/Per Cropland Acre

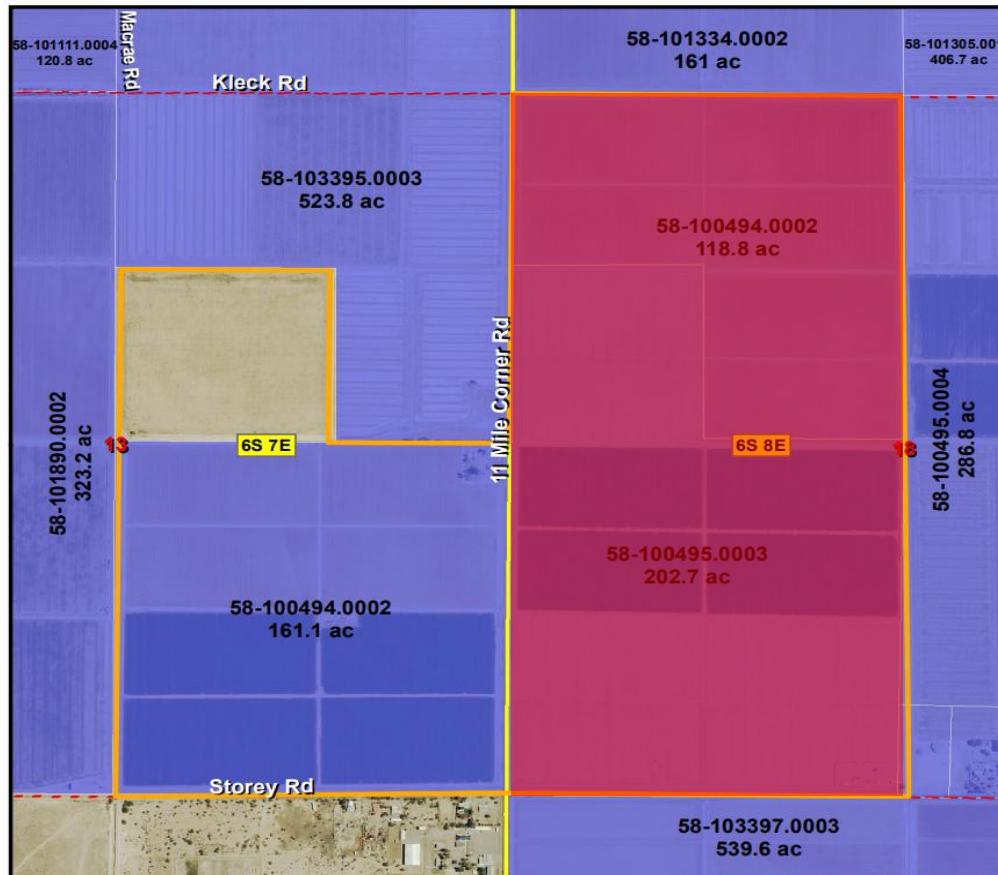
Irrigation District:

- 320 Acres: Hohokam Irrigation and Drainage District

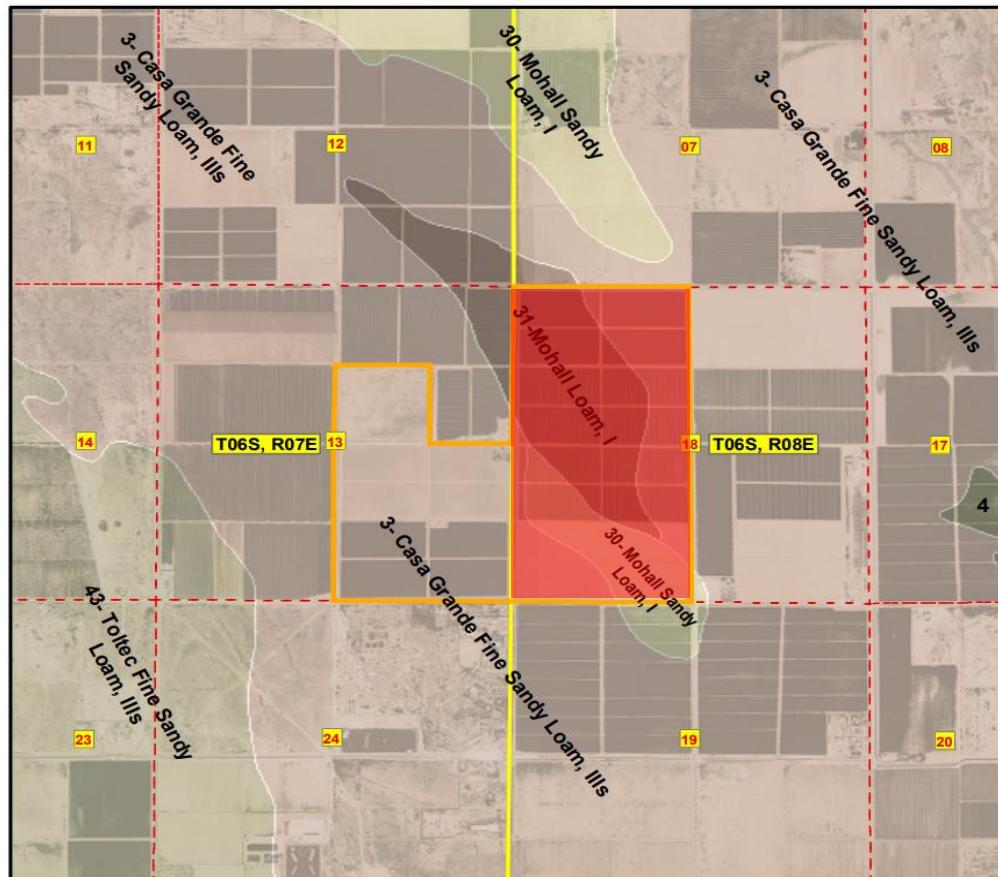
Grandfathered Water Rights:
Certificate #: 58 – 100494.0002 – 272 Acres
Water Duty: 3.68 Acre Feet Per Year



- Township/Range **ADWR Wells**
- Section
- Farm Boundary
- Type
 - NON-EXEMPT
 - EXEMPT
 - OTHER

**ADWR Grandfathered Ground Water Rights
Holland Farm 520**

SCS Soils - Pinal County, Arizona, Western Part
Holland Farm 520



SCS Soils

MUSYM - Soil Name, Class, % of Property

31 - Mohall Loam, I	25%
30 - Mohall Sandy Loam, I	12%
3 - Casa Grande Fine Sandy Loam, III _s	63%

Township/Range

Section

Farm Boundary