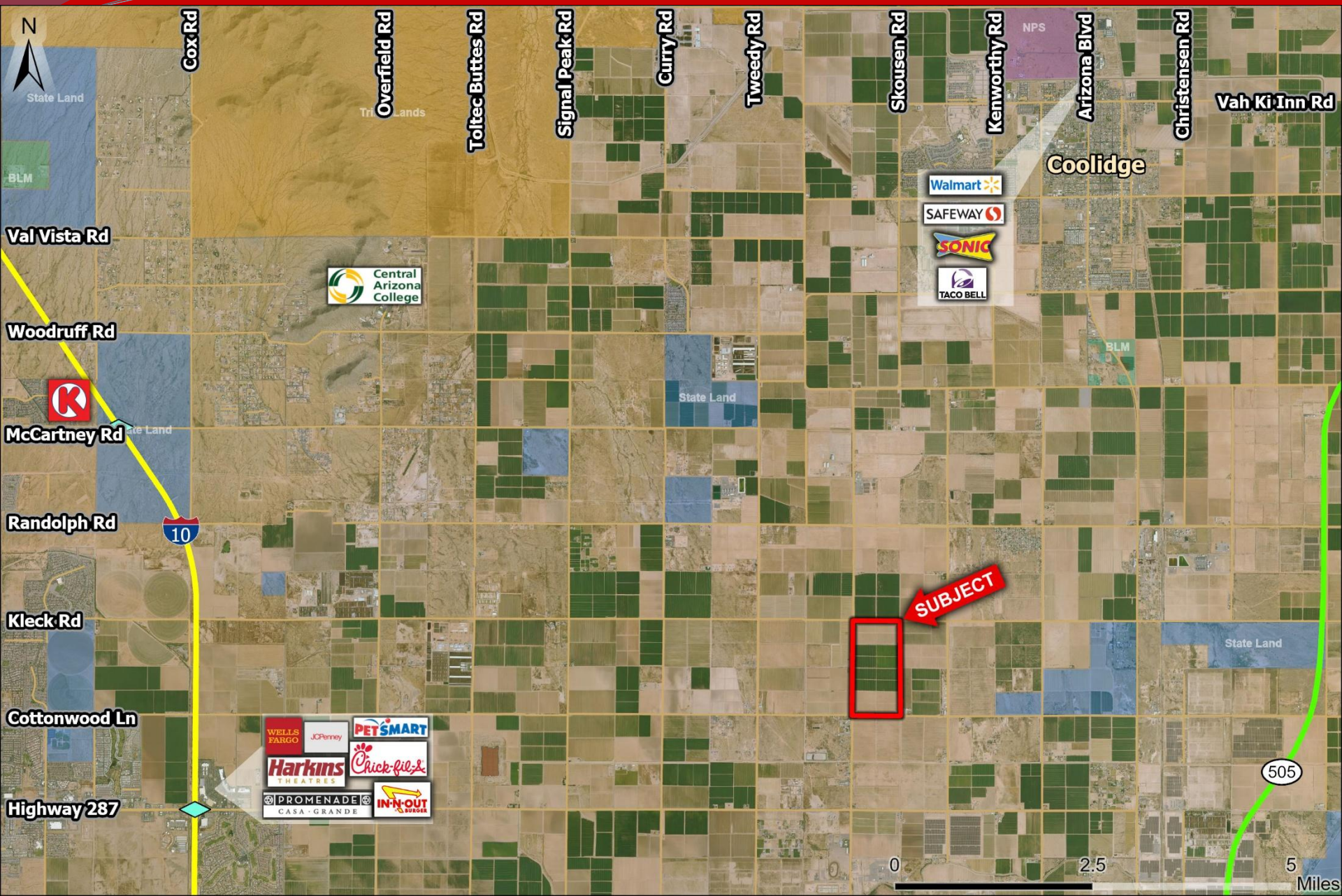
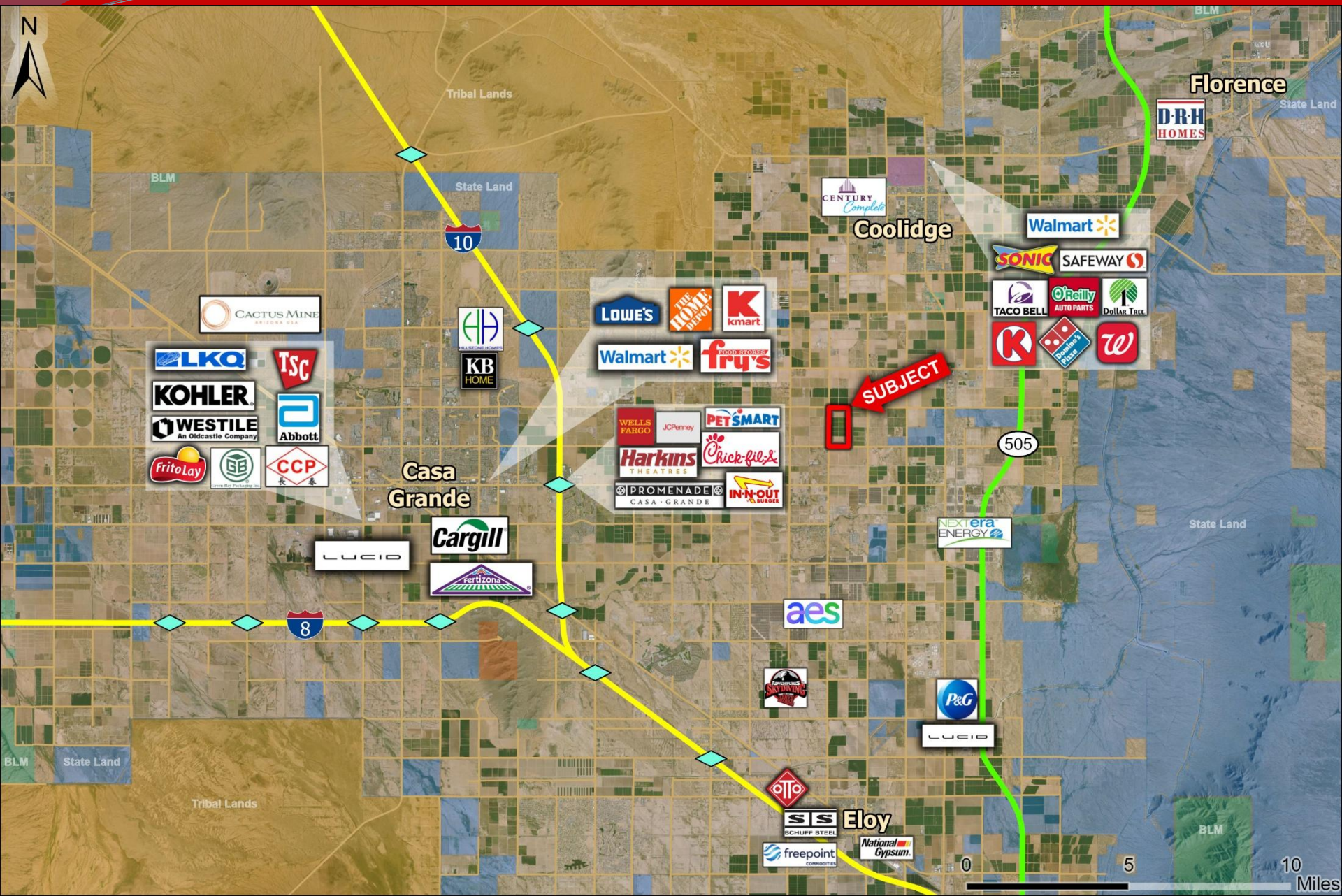


- ☐ **Location:** NEC 11 Mile Corner Rd & Storey Rd, Coolidge, AZ
- ☐ **APN:** 401-21-040E, D, F, J
- ☐ **Zoning:** AG – Agricultural-City of Coolidge
- ☐ **General Plan:** Urban Neighborhood
- ☐ **Size:** +/- 326.72 Acres
- ☐ **Price:** \$15,750/ac or \$5,145,840
- ☐ **Comments:** Excellent farm located 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**





**Gross Acres:** 326.72 Acres

**Cropland Acres:** 272.5 Acres

**Farm Lease:**

**Expiration:** 12/31/2026

**Rate:** \$52,937.50/Year or  
\$125/Per Cropland Acre

**Grandfathered Water Rights:**

**Certificate #:** 58 – 100494.0002 – 272 Acres

**Water Duty:** 3.68 Acre Feet Per Year

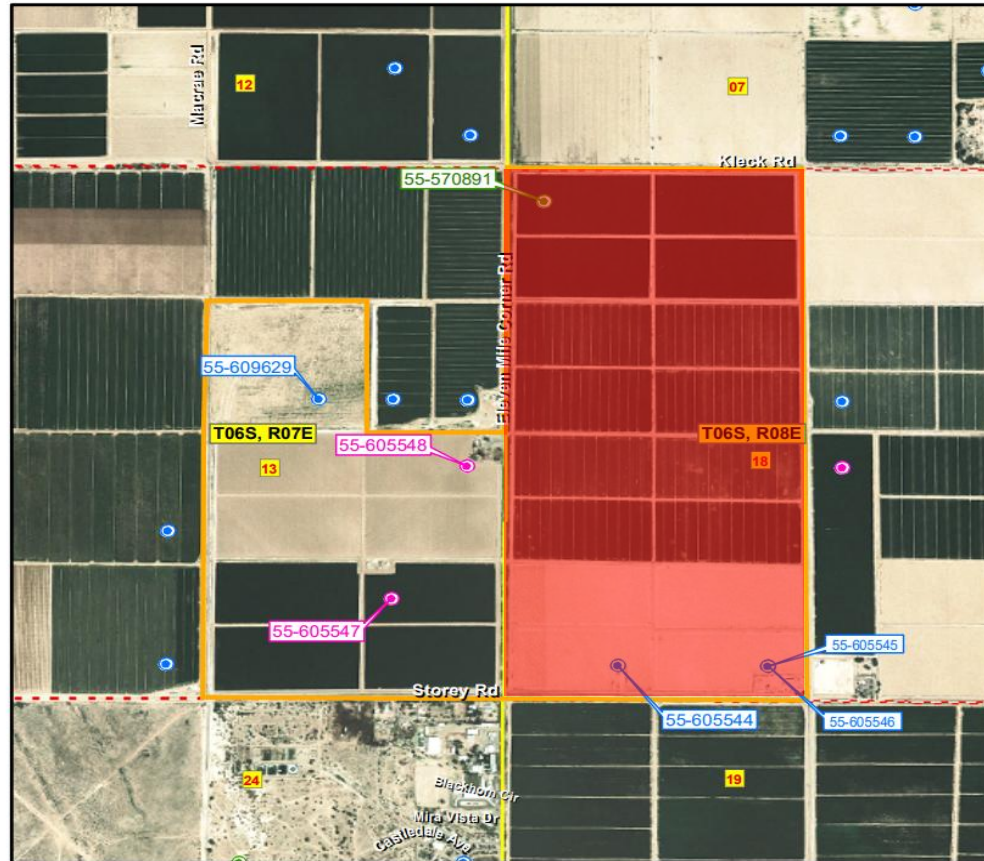
**Well:**

- 55-605540

**Irrigation District:**

- 320 Acres: Hohokam Irrigation and Drainage District

## ADWR Wells Holland Farm 520



Township/Range

Section

Farm Boundary

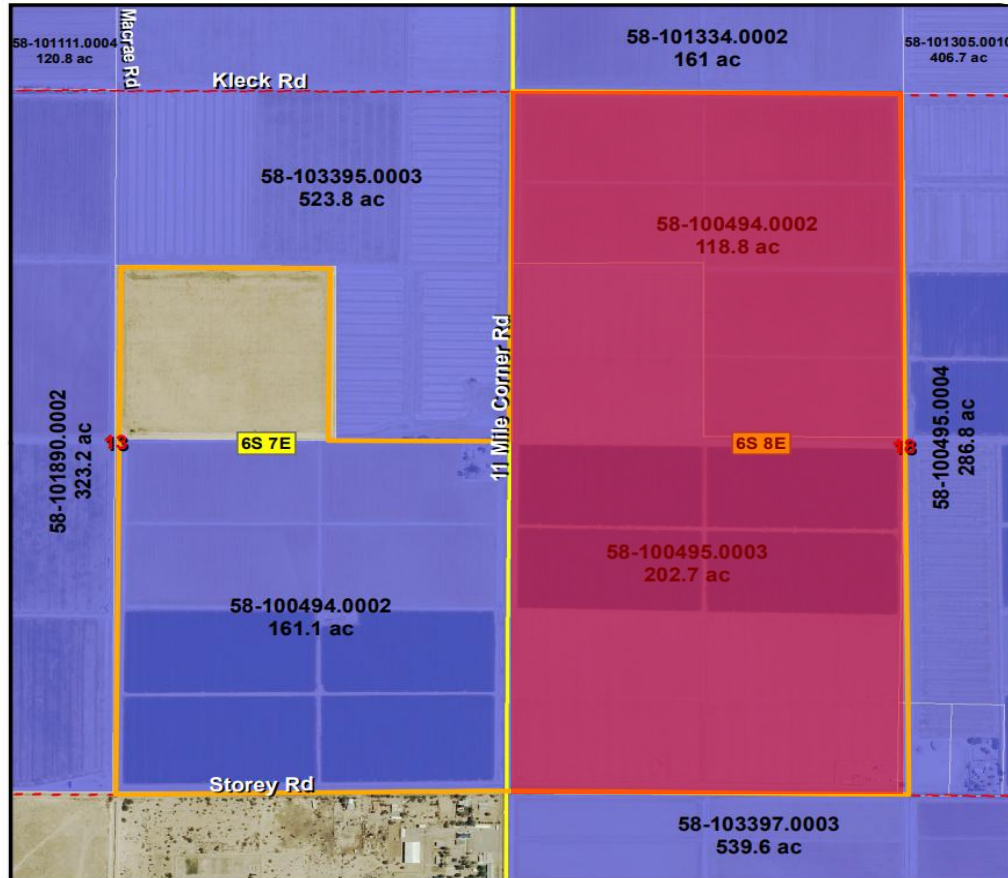
### Type

NON-EXEMPT

EXEMPT

OTHER

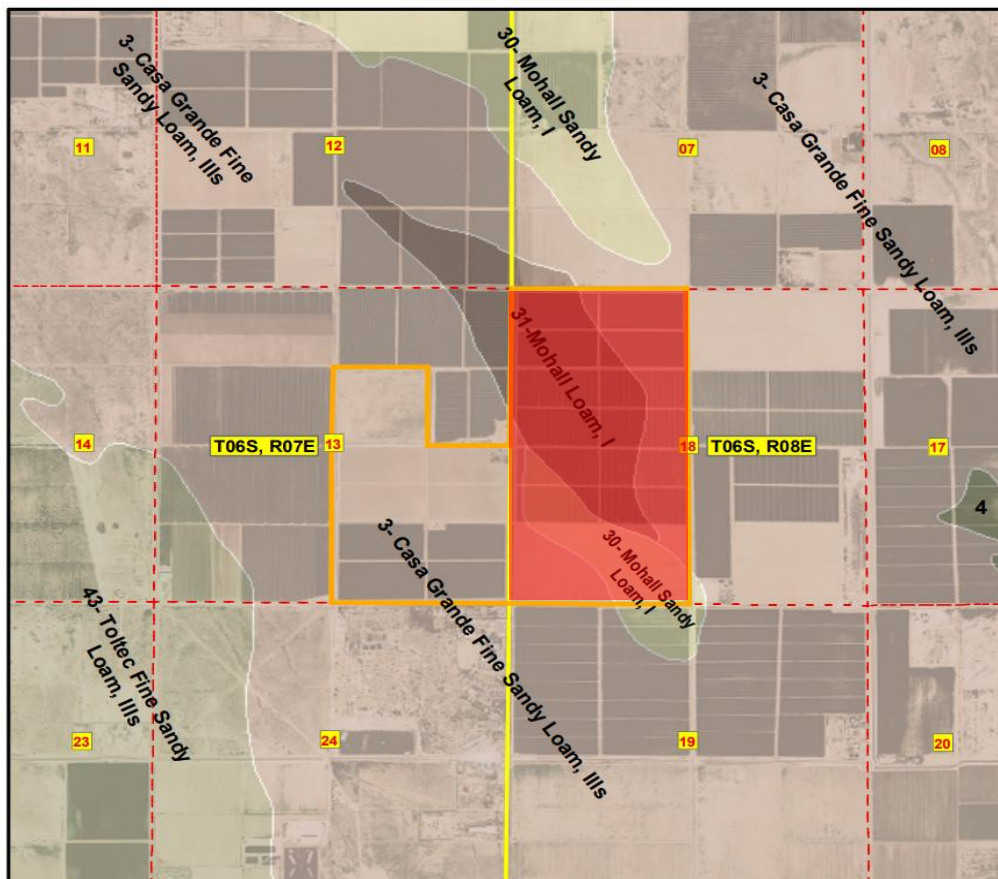
## ADWR Grandfathered Ground Water Rights Holland Farm 520



- |  |                                    |   |
|--|------------------------------------|---|
|  | Township/Range                     | <b>AMA Water Rights</b><br><b>Irrigation Status</b> |
|  | Section                            |   |
|  | Farm Boundary                      |   |
|  | Irrigated portion of the right     |   |
|  | Non-irrigated portion of the right |   |

ADWR = Arizona Department  
of Water Resources  
AMA = Active Management Area

## 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, IIIs, 63%

Township/Range

Section

Farm Boundary