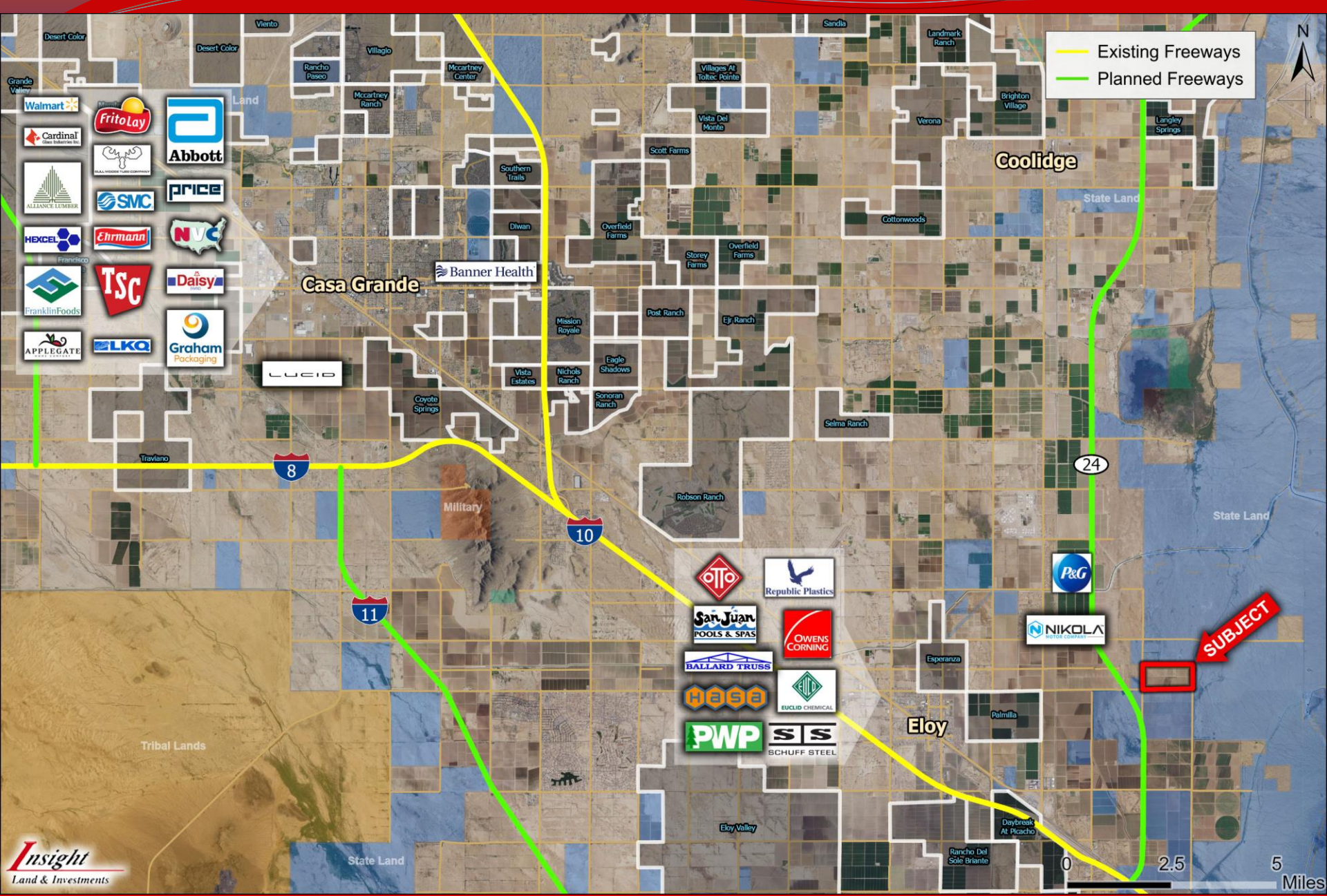


- ☐ **Location:** NEC Fast Track Rd & Battaglia Rd, Pinal County, AZ
- ☐ **APN:** 401-48-050, 400-21-004
- ☐ **Zoning:** GR (Pinal County)
- ☐ **Size:** +/- 313.12 Acres
- ☐ **Price:** \$4,696,800 or \$15,000/ac
- ☐ **Comments:** Excellent farm located at the NEC of Fast Track Road & Battaglia Road. Nikola and Proctor & Gamble facilities are 1 mile northwest of the site. Property lies just east of the proposed North-South Freeway Corridor. City of Eloy is 3 miles to the east. Property is served by Global Water Resources. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED



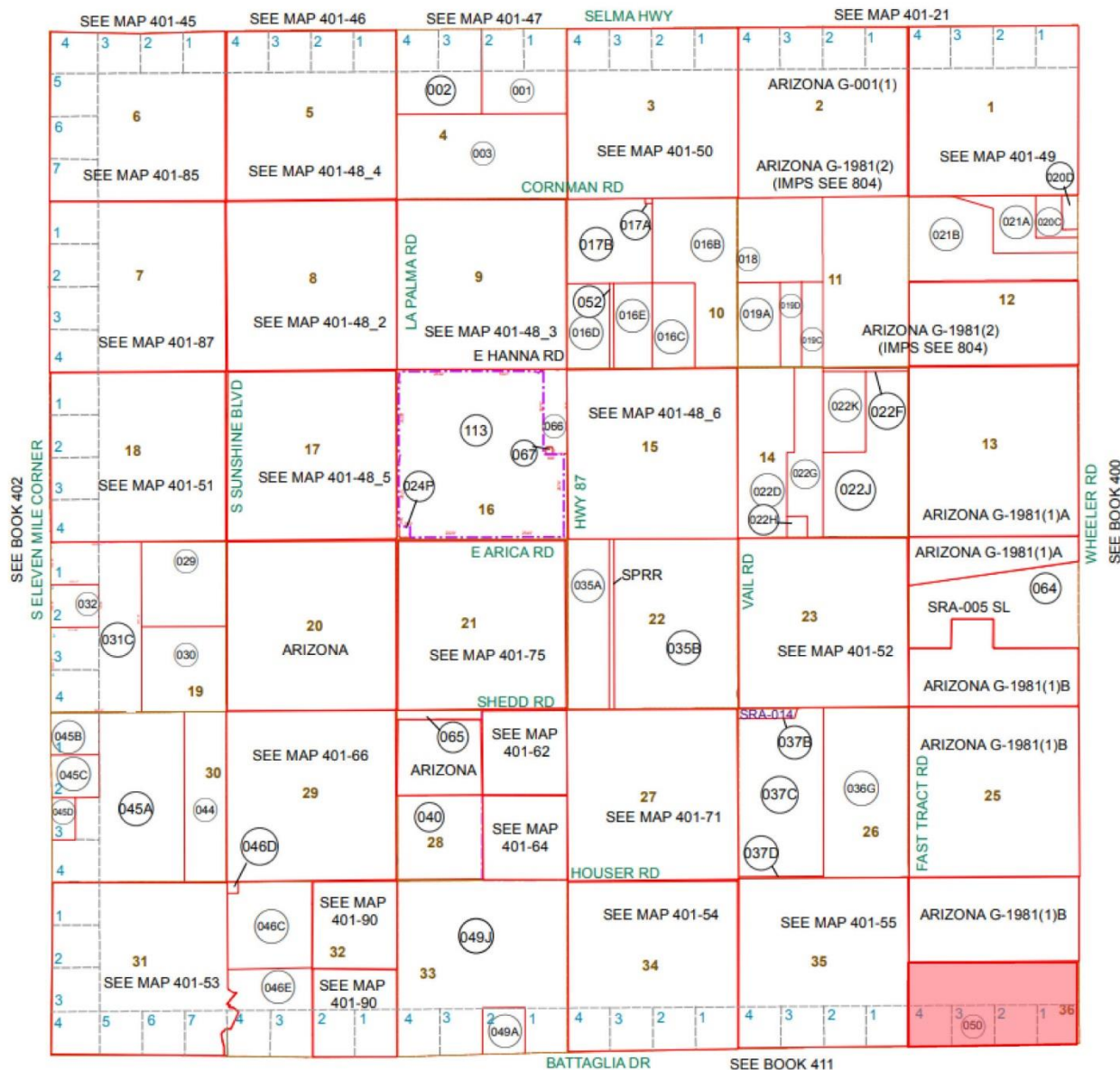


Farmland Acres: 294.88 Acres
Cropland Acres: 294.88 Acres

<u>Crops:</u>	<u>Base Acres:</u>
Wheat:	6.1
Generic:	155.5
Barley:	0.3
Total Base Acres:	161.9

Farm Lease:
Expiration: 12/31/2021
Rate: \$33,338.50/Year

Water Rights: 265.50 Acres
Irrigated Acres: 4.96 Acre Feet Per Acre
Water Duty: 1,316.88 Acre Ft Per Year
Maximum GW Allotment: Ditches
Irrigation System: 58-106614.000
GFWR Certificate: Central Arizona Irrigation
District: & Drainage District
Water Costs (2021): \$60.00/acre foot



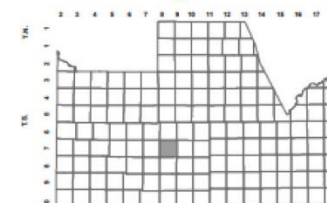
BOOK - MAP

401-48_1

T.07S. R.08E.

LA PALMA CORRECTIONAL CENTER: 2011-044116

LOCATION MAPS
R.L.



TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION



Revised: 10/25/2012

By: MBG



PINEL COUNTY
wide open opportunity

Pinel County Assessor

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