

- 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

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

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.

Kenneth Reycraft

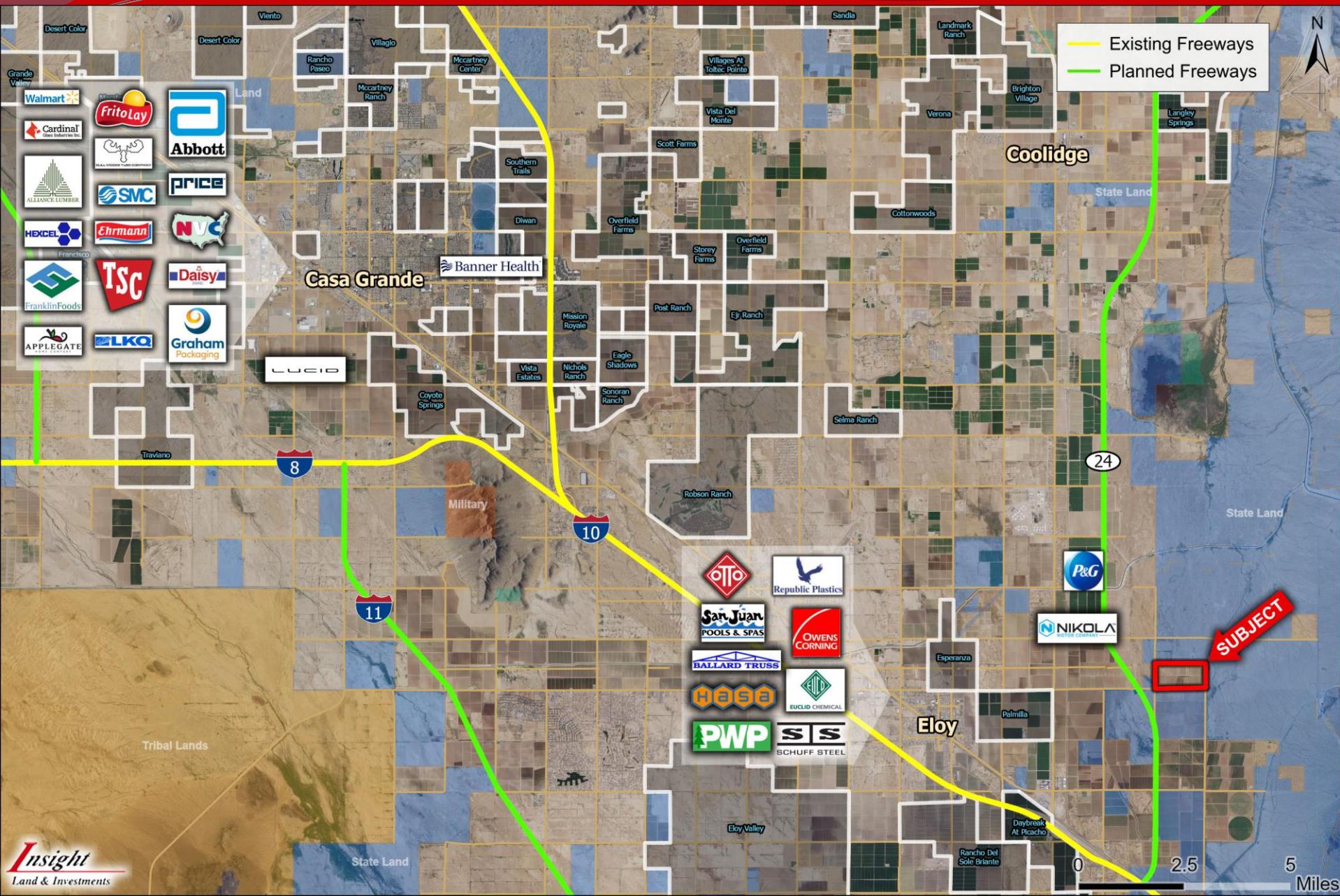
Direct: 602-385-1529

kreycraft@insightland.com**Haydn Reycraft**

Direct: 602-385-1548

hreycraft@insightland.com





Farmland Acres: 294.88 Acres
Cropland Acres: 294.88 Acres

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

Crops: **Base Acres:**
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

