



**BERKSHIRE
HATHAWAY**
HomeServices

Advantage
Realty

1000 W Airport Road Payson, AZ 85541

\$4,000,000

Six Blocks of Land Near Payson's Airport and overlooking the Town.
Each block can be purchased separately or together.
70.6 Acres of Zoned Development Land

A wide-angle landscape photograph showing a dense forest of green pine trees in the foreground. In the middle ground, there are rolling hills and a small town. In the background, a range of blue mountains stretches across the horizon under a bright blue sky with scattered white clouds.

70.6 Acres
Zoned for Development

PROPERTY FEATURES

Multiple Use

Nestled in the trees

Residential properties with great views

Easy access to utilities

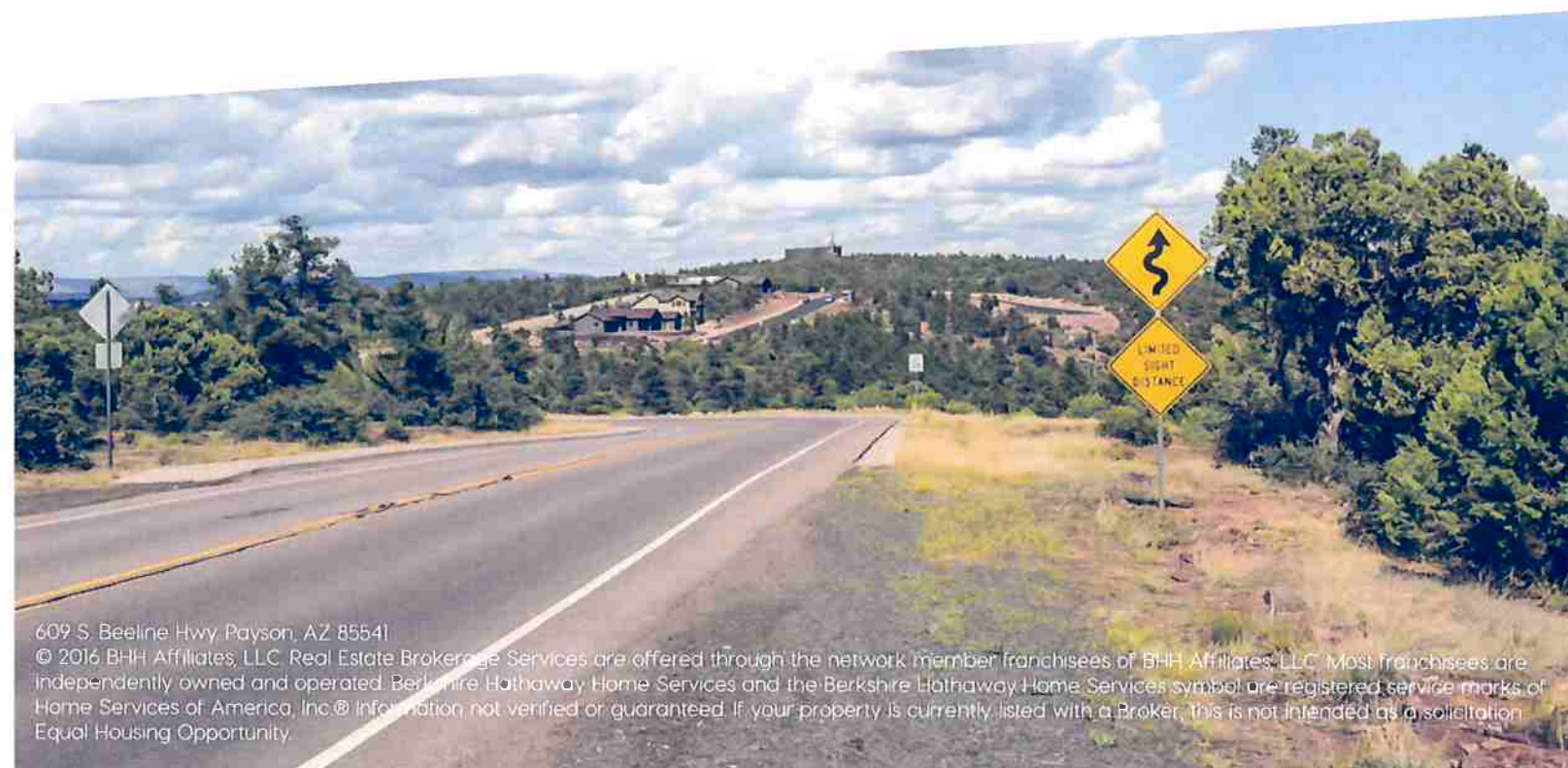
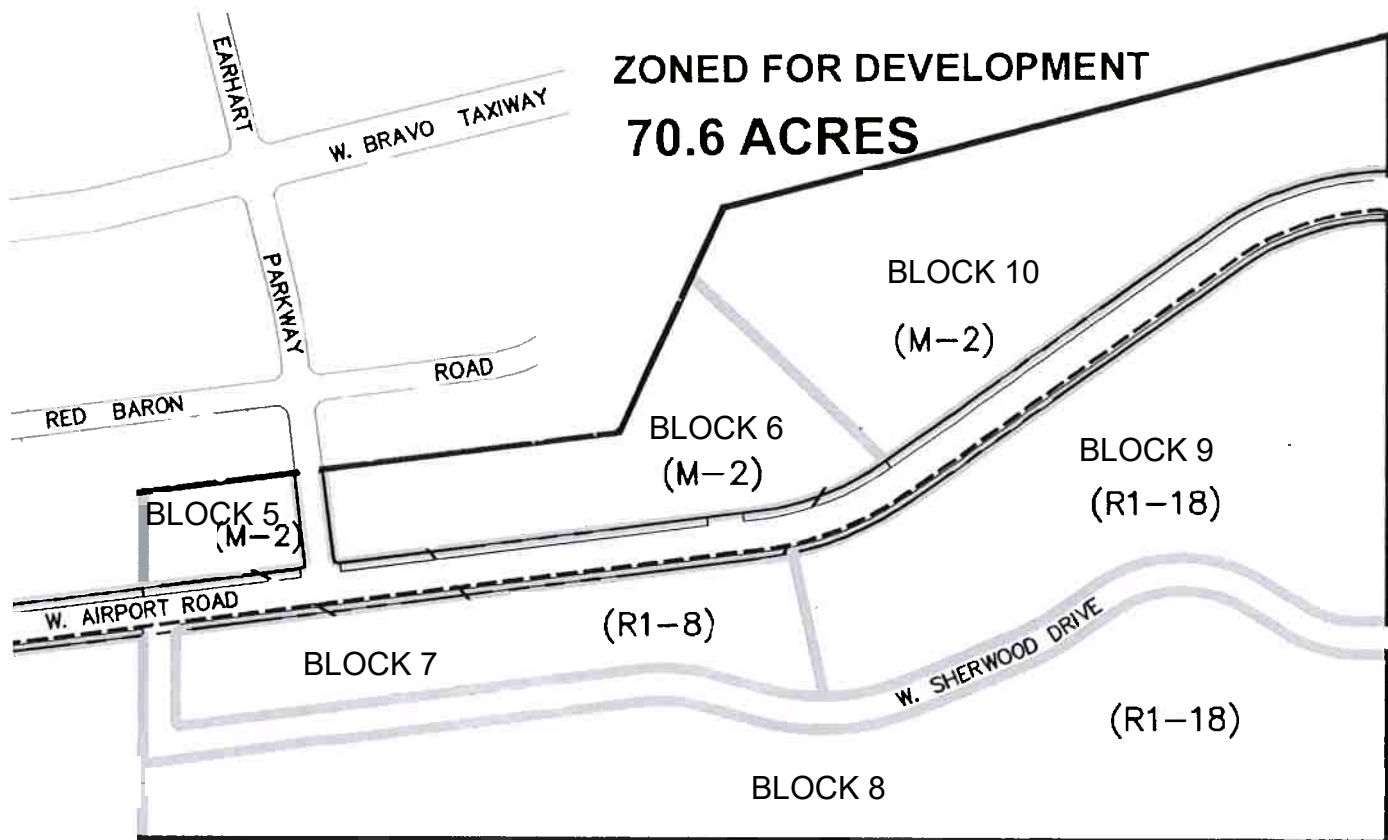
Property consists of Block 12, Block 13 and Block 17, zoned for M-2 Industrial usage; Block 14, Block 15 and Block 16, zoned residential. The residential lots offer views of the Mazatzal Mountains and overlook the Town of Payson. The residential lots are bordered by nice, clean neighborhoods. The M-2 land is on the North side of Airport Road. This is an incredible piece of property, platted for future use.



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**ZONED FOR DEVELOPMENT
70.6 ACRES**



609 S. Beeline Hwy. Payson, AZ 85541

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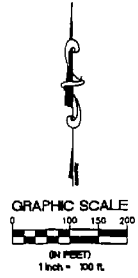
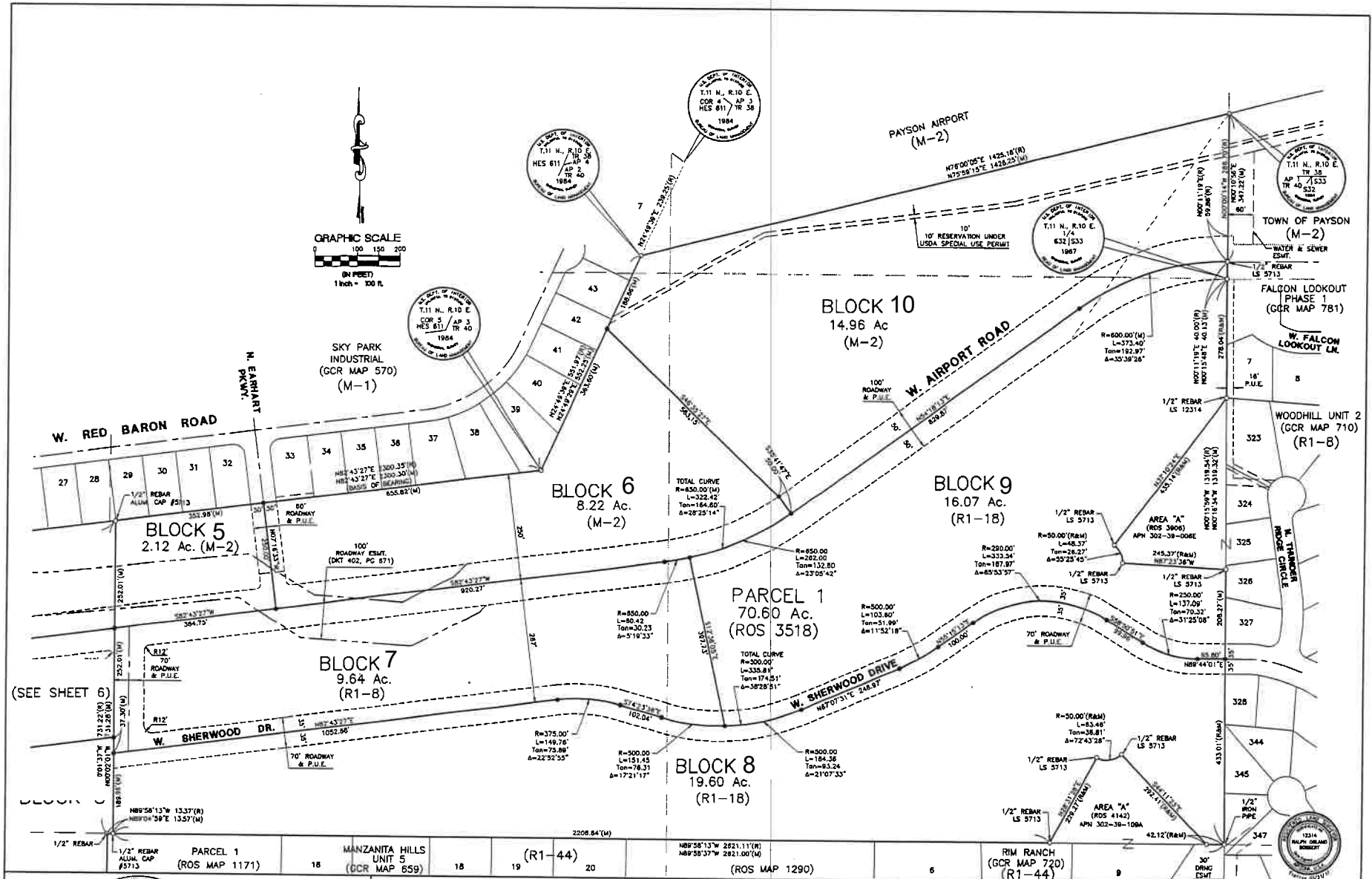
70.6 Acres of Development Land
1000 W. Airport Road, Payson, Arizona



Gross Acres

Block 5	2.12 acres	Industrial	Zoned M-2	\$160,000
Block 6	8.22 acres	Industrial	Zoned M-2	\$800,000
Block 7	9.64 acres	Residential	Zoned R1-8	\$800,000
Block 8	19.60 acres	Residential	Zoned R1-18	\$1,280,000
Block 9	16.07 acres	Residential	Zoned R1-18	\$520,000
Block 10	14.96 acres	Industrial	Zoned M-2	\$1,220,000
				*\$4,780,000

*All 70.6 acres for a total offered price of \$4,000,000!



18	MANZANITA HILLS UNIT 5 (GCR MAP 659)	18	19	(R1-44)	20	(ROS MAP 1290)	6	RIM RANCH (GCR MAP 720) (R1-44)	9
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Varde Engineering Group PLLC
 1109 North McLane Road
 Payson, Arizona 85541
 Ralph Bossart P.E. R.L.S.
 (920) 876-4345
 Don Fitzpatrick P.E.
 (920) 595-2816

MONTEZUMA CASTLE LAND EXCHANGE
 PAYSON, ARIZONA

JOB NO. 15-29
 DESIGNED BY: RBH
 DRAWN BY: RBH
 CHECKED BY: ROE
 APPROVED BY: POB
 DATE: 7/11/16

FINAL BLOCK PLAT
 BLOCKS 12 THRU 17

SCALE: HORIZ: 1" = 100'
 CONT. INTERVAL = 2'
PLAT 7
 SHEET NO. 7 OF 7

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	18.85	12.00	C25	133.68	485.00
C2	14.35	30.00	C26	143.51	485.00
C3	21.79	30.00	C27	133.11	485.00
C4	80.83	50.00	C28	18.18	485.00
C5	52.17	50.00	C29	78.19	485.00
C6	86.20	50.00	C30	110.83	325.00
C7	9.83	30.00	C31	83.81	325.00
C8	36.14	50.00	C32	198.18	325.00
C9	18.83	12.00	C33	35.80	25.00
C10	108.44	600.00	C34	72.84	50.00
C11	191.18	600.00	C35	81.18	50.00
C12	85.04	700.00	C36	48.37	30.00
C13	108.82	700.00	C37	33.23	30.00
C14	100.09	700.00	C38	43.00	22.00
C15	73.28	700.00	C39	83.97	85.00
C16	12.80	12.00	C40	10.87	12.00
C17	12.80	12.00	C41	118.63	315.00
C18	108.83	340.00	C42	157.27	285.00
C19	26.91	340.00	C43	25.36	12.00
C20	12.88	335.00	C44	21.03	25.00
C21	108.58	335.00	C45	81.83	50.00
C22	35.85	335.00	C46	63.48	30.00
C23	44.71	335.00	C47	49.83	30.00
C24	49.72	335.00	C48	49.00	50.00

BLOCK 14 LOT DATA TABLE		
No.	LOT AREA	
1	10,848 Sq Ft	0.24 Ac.
2	10,709 Sq Ft	0.25 Ac.
3	10,049 Sq Ft	0.23 Ac.
4	11,245 Sq Ft	0.26 Ac.
5	11,245 Sq Ft	0.26 Ac.
6	10,049 Sq Ft	0.23 Ac.
7	10,049 Sq Ft	0.23 Ac.
8	11,245 Sq Ft	0.26 Ac.
9	11,245 Sq Ft	0.26 Ac.
10	10,049 Sq Ft	0.23 Ac.
11	10,049 Sq Ft	0.23 Ac.
12	11,245 Sq Ft	0.26 Ac.
13	11,245 Sq Ft	0.26 Ac.
14	10,049 Sq Ft	0.23 Ac.
15	10,049 Sq Ft	0.23 Ac.
16	11,245 Sq Ft	0.26 Ac.
17	11,245 Sq Ft	0.26 Ac.
18	11,818 Sq Ft	0.27 Ac.
19	10,813 Sq Ft	0.25 Ac.
20	18,238 Sq Ft	0.44 Ac.
21	23,053 Sq Ft	0.53 Ac.

LEGEND

--- BLOCK BOUNDARY

- - - - - PROPOSED MULTI-USE PATH

R.O.W. RIGHT OF WAY

N.A.O.S. NATURAL AREA

OPEN SPACE (PRIVATE)

O/S COMMON OPEN SPACE (PUBLIC)

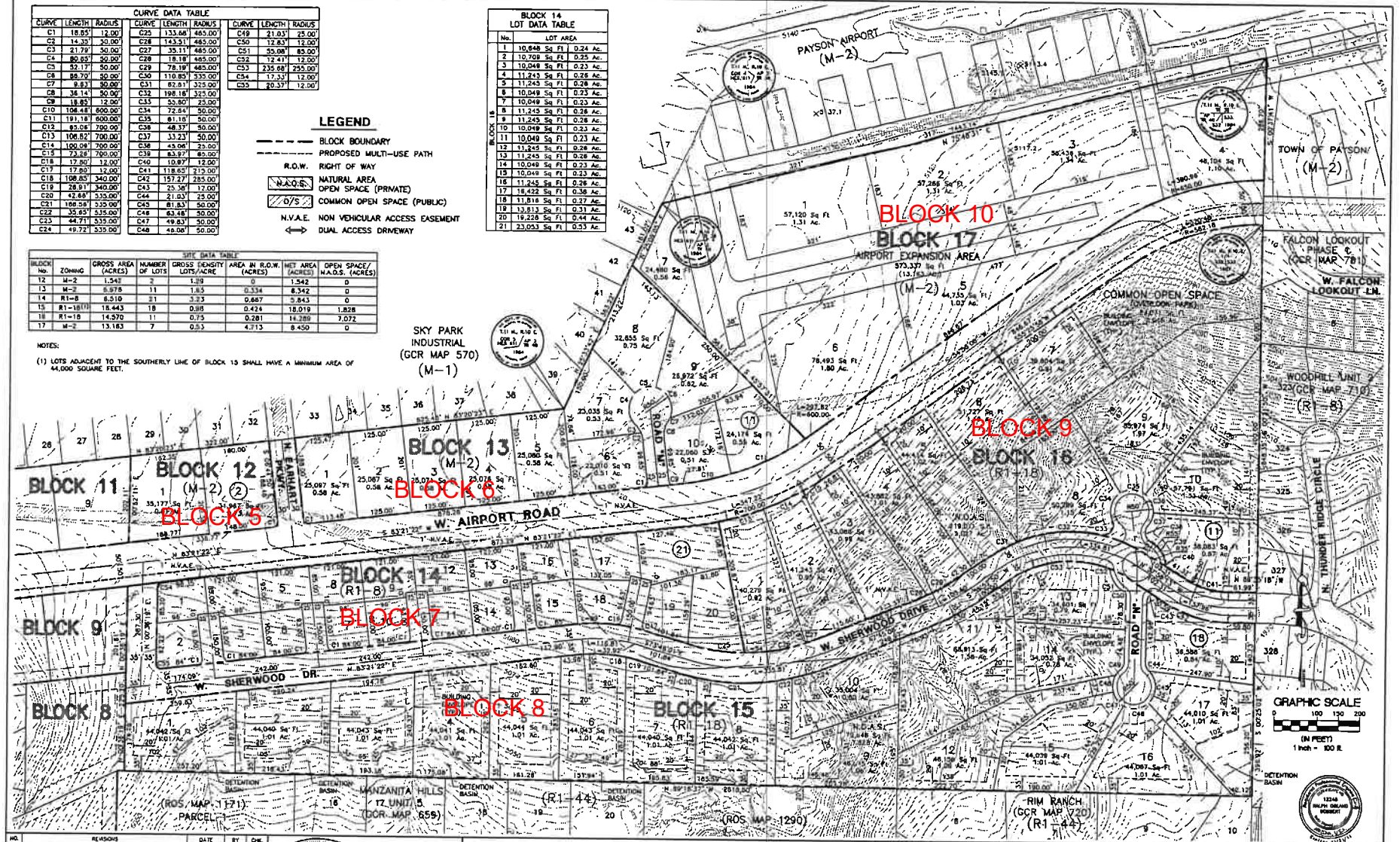
N.V.A.E. NON VEHICULAR ACCESS EASEMENT

↔ DUAL ACCESS DRIVEWAY

SITE DATA TABLE						
BLOCK No.	ZONING	GROSS AREA (ACRES)	NUMBER OF LOTS	GROSS DENSITY (LOTS/ACRE)	AREA IN R.O.W. (ACRES)	OPEN SPACE/N.A.O.S. (ACRES)
12	M-2	1.34	1	1.09	0	0
13	M-2	8.978	11	1.83	0.34	0
14	R1-B	8.510	21	3.33	0.687	0.843
15	R1-18(1)	18.443	18	0.98	0.424	18.019
16	R1-18	14.970	11	0.75	0.281	14.289
17	M-2	13.183	7	0.53	4.713	8.450

NOTES:

(1) LOTS ADJACENT TO THE SOUTHERLY LINE OF BLOCK 13 SHALL HAVE A MINIMUM AREA OF 44,000 SQUARE FEET.



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Don Fitzgerald P.C.
(928) 595-2816

MONTEZUMA CASTLE LAND EXCHANGE
PAYSON, ARIZONA

JOB NO. 8016
DESIGNED BY: PRR
DRAWN BY: PRR
CHECKED BY: PRR
APPROVED BY: PRR
DATE: 05/12/10

REZONING SITE PLAN
BLOCKS 12-13-14-15-16 & 17

SCALE: HORIZ. 1" = 100'
CONT. INTERVAL = 2'
SHEET NO. 7 OF 10



**BERKSHIRE
HATHAWAY** | Advantage
HomeServices Realty



Clifford Potts

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