

# ROCK-SOLID INVESTMENT | OWN AN ESTABLISHED AGGREGATE AND MINERAL MINE

42617 Hovatter Road | Salome, AZ 85348

← NORTH

HOUSE

Hovatter/Harquahala Rd

Parking/  
Camping Lot

RAILROAD

SOUTH →

Joan Krueger

NAI Horizon

602 393 6727

joan.krueger@naihorizon.com

Barbara Guy

ProSmart Realty

480 221 5513

bguyazhomes@gmail.com

**NAI**Horizon

2944 N 44th St, Suite 200, Phoenix, AZ 85018  
602 955 4000 | naihorizon.com



# US 60 & Hovatter Road

## PROPERTY OVERVIEW

### BUILDING SUMMARY

#### LOCATION

42617 Hovatter Road | Salome, AZ 85348

#### LAND SIZE

400 Acres

#### SALE PRICE

\$6,000,000

#### ZONING

RA-40

#### PRIMARY USE

Industrial

#### PARCELS

305-03-003A | 305-02-002A | 305-04-004A |  
305-05-001C

#### GAS

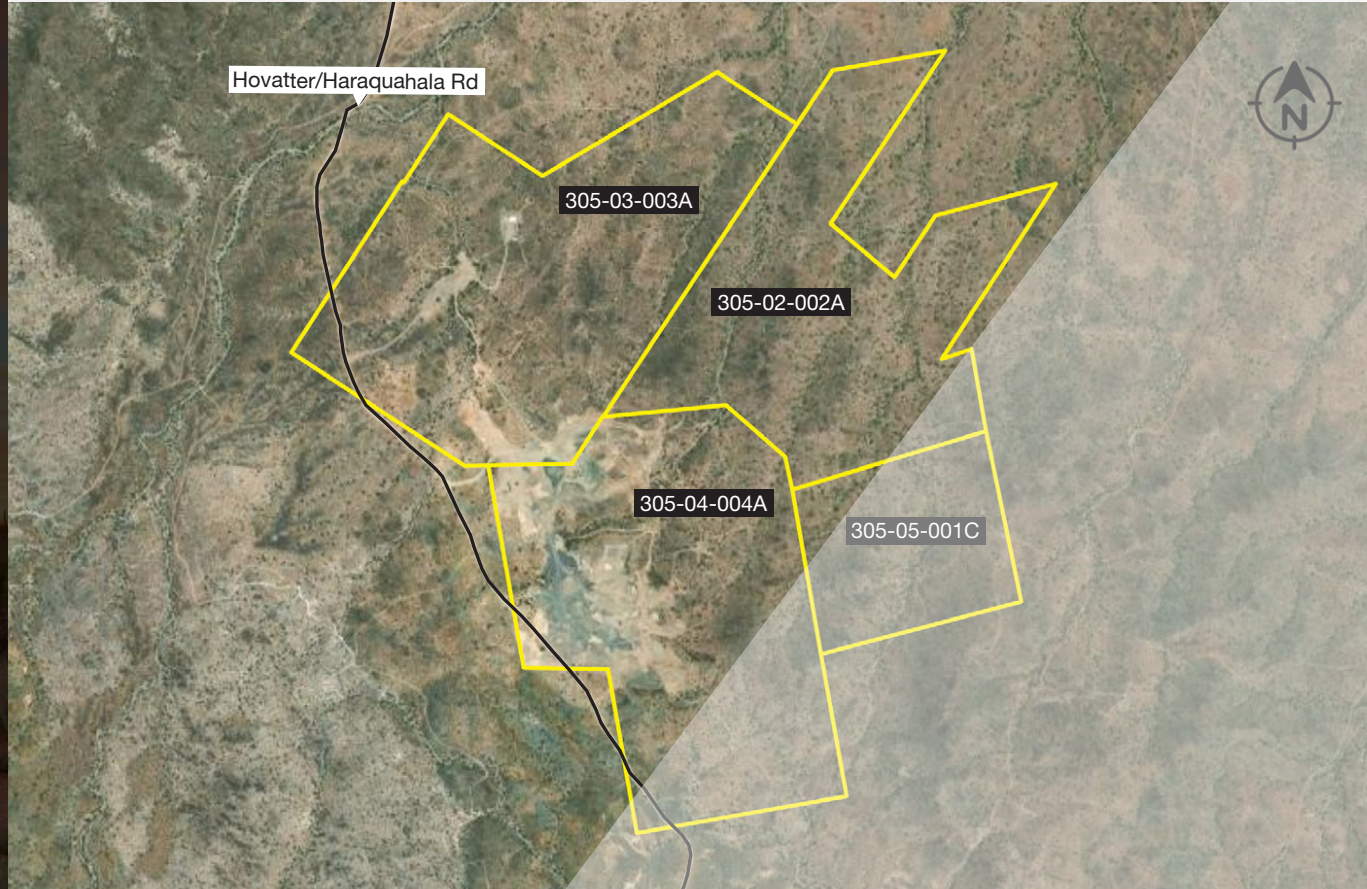
None

#### WATER

Private

#### SEWER

Septic Tank







## SITE FEATURES

- Independently owned turnkey aggregate mine with unobstructed access and use
- 400 total acres – 123 currently permitted
- Operational since 1896, patented in 1904
- Land surrounded by BLM and over 2 miles from the nearest home
- Potential 150 million minable tons
- 20 Patented claims
- ADOT approved materials site
- Currently zoned RA-40 with state mining permits and zoning permitting various industrial uses including cement, asphalt, mineral and heavy metal recovery plans and inert materials landfill
- Off-grid 640 SF housing on property converts easily to office
- Located between US 60 and I-10 on Hovatter Road
- Near rail service and strong growth of Phoenix West Valley
- Due Diligence Documents Available/Contact Agent

## ADDITIONAL OPPORTUNITIES/USES

- Mineral mining/The Rio del Monte is one of the few remaining unexplored gold-silver deposits in southern Arizona. It contains several shallow exploration targets which can be evaluated by relatively inexpensive percussion drilling methods. The high silica content of the gold-silver mineralization means that the copper smelters in Arizona may purchase the production for smelter flux provided it meets their specifications. In my opinion the Rio del Monte is a gold-silver deposit which merits further exploration.

Source: Ted H. Eyde [Registered Geologist], Dan Eyde, Mark Johnson | 11/30/82 Version

- Potential airstrip with 5,000 FT already outlined
- Ability to maintain milling and storage facilities
- Could make good horse property

Demographics	10 Miles	30 Miles	50 Miles
Population	1,621	3,977	19,005
Average Age	65.2	66.2	55.3
Average HH Income	\$61,420	\$67,079	\$72,543
Employed Population	336	979	6,320



AERIAL





DRONE PHOTOS





