



Land For Sale 20 Acres 4670 North Sunland Gin Road

For Sale: \$1,796,784 (\$2.00/SF)

Address: 4670 North Sunland Gin Road, in Eloy, Arizona

Land Area: Frontage on Sunland Gin Road - 662 feet
Total Net Area – 898,392 square feet, or 20.62 acres

Zoning: R1-43, Estate Density Residential, Eloy



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR HOMESMART BROKERS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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BROKER CODE: CRIL16 | LIC #: LC 506032018



Property Features

- Vacant Agricultural Land
- Easy access to I-10 & I-8
- In the direct path of future growth
- Site access provided by Sunland Gin Road
- Minutes from Proposed Location Dreamport Villages Theme Park & Resort 1,500 Acres

Property Taxes:

The property taxes and corresponding full cash and limited values are as follows:

2016				
Parcel No.	Full Cash Value	Limited Value	Assessed Ltd. Value	Property Taxes
511-37-004A	\$30,000	\$30,000	\$4,500	\$816.96
511-37-004F	\$30,000	\$30,000	\$4,500	\$816.96
511-37-011	\$30,000	\$30,000	\$4,500	\$816.96
511-37-012	\$30,000	\$30,000	\$4,500	\$816.96
Total	\$120,000	\$120,000	\$18,000	\$3,267.84

2017				
Parcel No.	Full Cash Value	Limited Value	Assessed Ltd. Value	Property Taxes
511-37-004A	\$30,000	\$30,000	\$4,500	
511-37-004F	\$30,000	\$30,000	\$4,500	
511-37-011	\$30,000	\$30,000	\$4,500	
511-37-012	\$30,000	\$30,000	\$4,500	
Total	\$120,000	\$120,000	\$18,000	
Change	0%	0%	0%	

The legal description of the property is set forth below

The north half of the northeast quarter of the southeast quarter of the northeast quarter of Section 24, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and

The south half of the northeast quarter of the southeast quarter of the northeast quarter of Section 24, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and

The north half of the northwest quarter of the southeast quarter of the northeast quarter of Section 24, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, and

The south half of the northwest quarter of the southeast quarter of the northeast quarter of Section 24, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,

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The property is also identified as Pinal County Assessor's parcel numbers 511-37-004A, 004F, 011 and 012. A copy of the Assessor's map with the subject outlined in blue is included on the following page.

Assessor's Map

