

- Location:** NWC 11 Mile Corner Rd & Storey Rd, Coolidge Arizona
- APN:** 401-01-034A, 36
- Zoning:** AG – Agricultural-City of Coolidge
- General Plan:** Urban Neighborhood
- Size:** +/- 200 Acres
- Price:** \$11,000/ac or \$2,200,000
- Comments:** Excellent farm located at the NWC of 11 Mile Corner Road & Storey Road. Eleven Mile Corner and Storey Roads are both paved. Located in the San Carlos Irrigation District. Seller will entertain all offers. Excellent investment or 1031 exchange.

**EXCLUSIVELY LISTED**

*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.*

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1515  
[www.insightland.com](http://www.insightland.com)

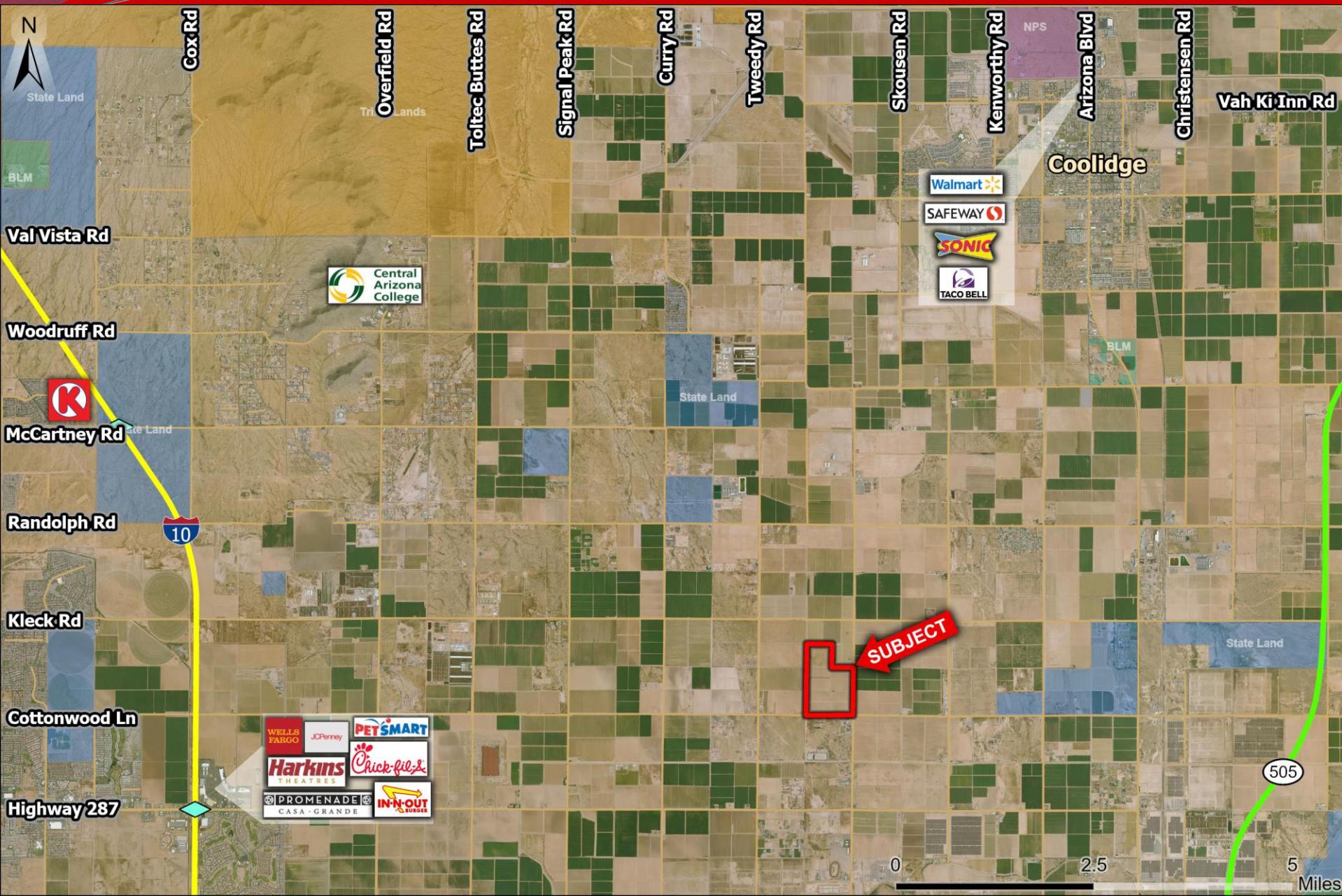
**Kenneth Reycraft**

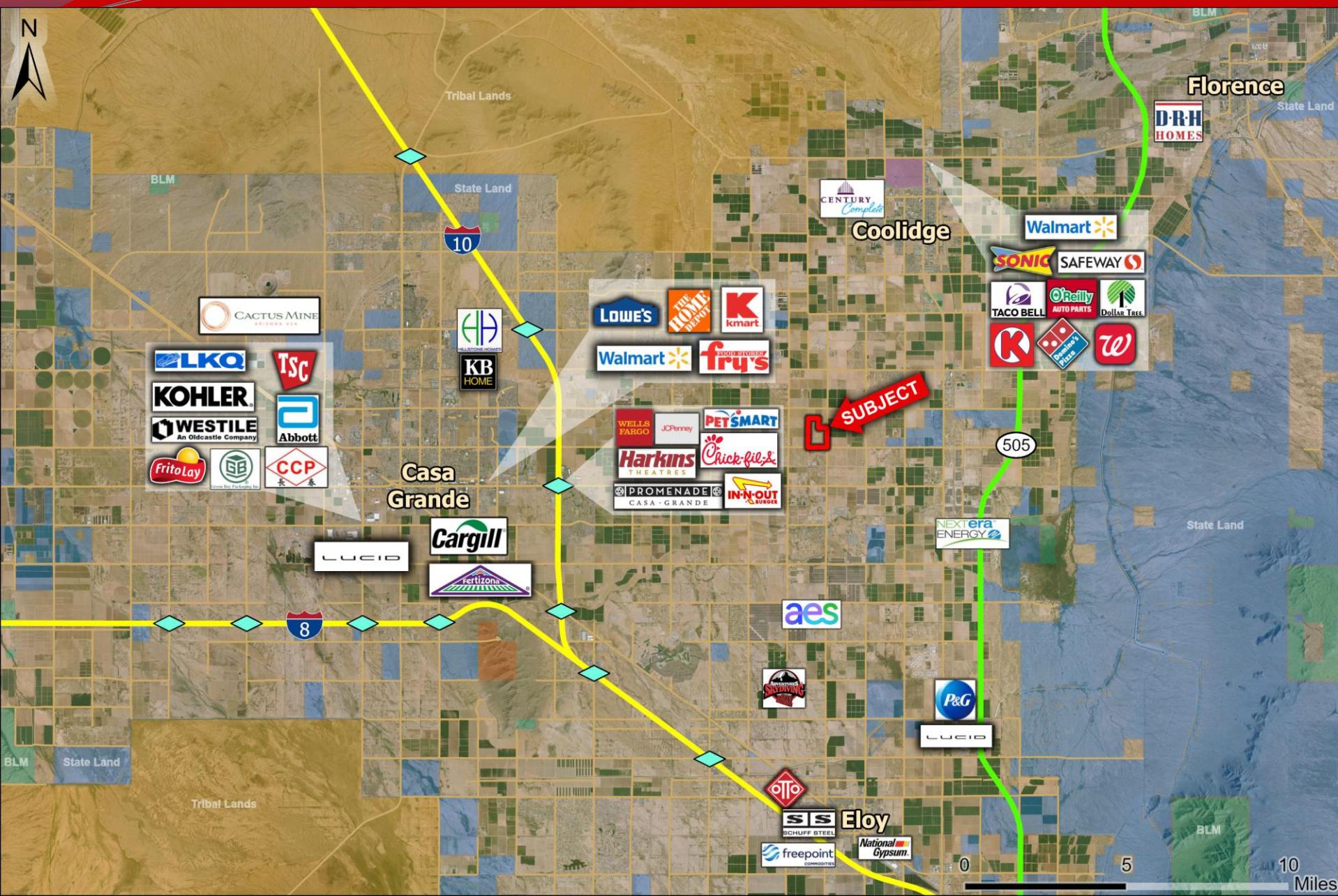
Direct: 602-385-1529

[kreycraft@insightland.com](mailto:kreycraft@insightland.com) [hreycraft@insightland.com](mailto:hreycraft@insightland.com)

**Haydn Reycraft**

Direct: 602-385-1548





**Gross Acres:** 200 Acres  
**Cropland Acres:** 160 Acres

**Well:**

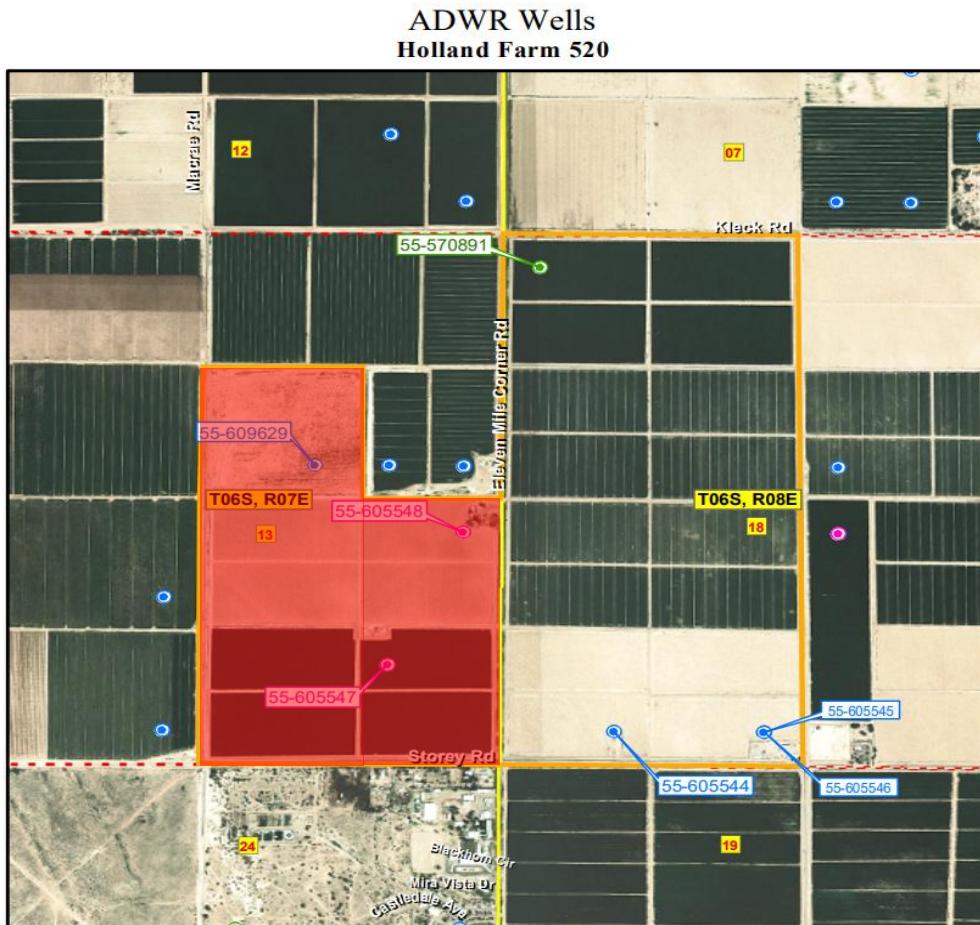
- 55-605547
- 55-605548

**Farm Lease:**  
**Expiration:** 12/31/2026  
**Rate:** \$52,937.50/Year or  
\$125/Per Cropland Acre

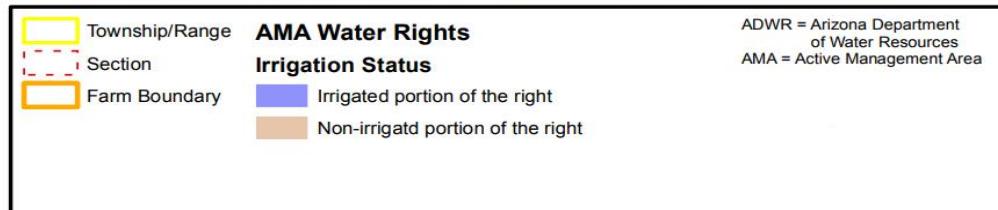
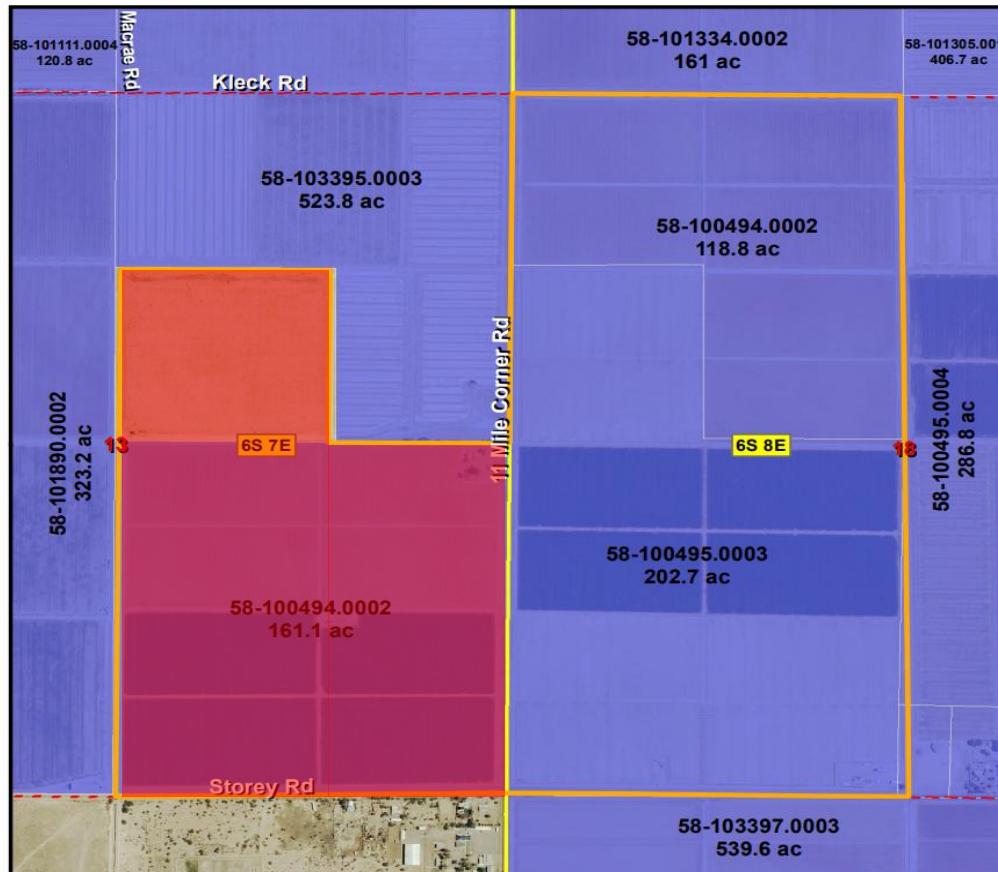
**Irrigation District:**

- 200 Acres: San Carlos Irrigation and Drainage District

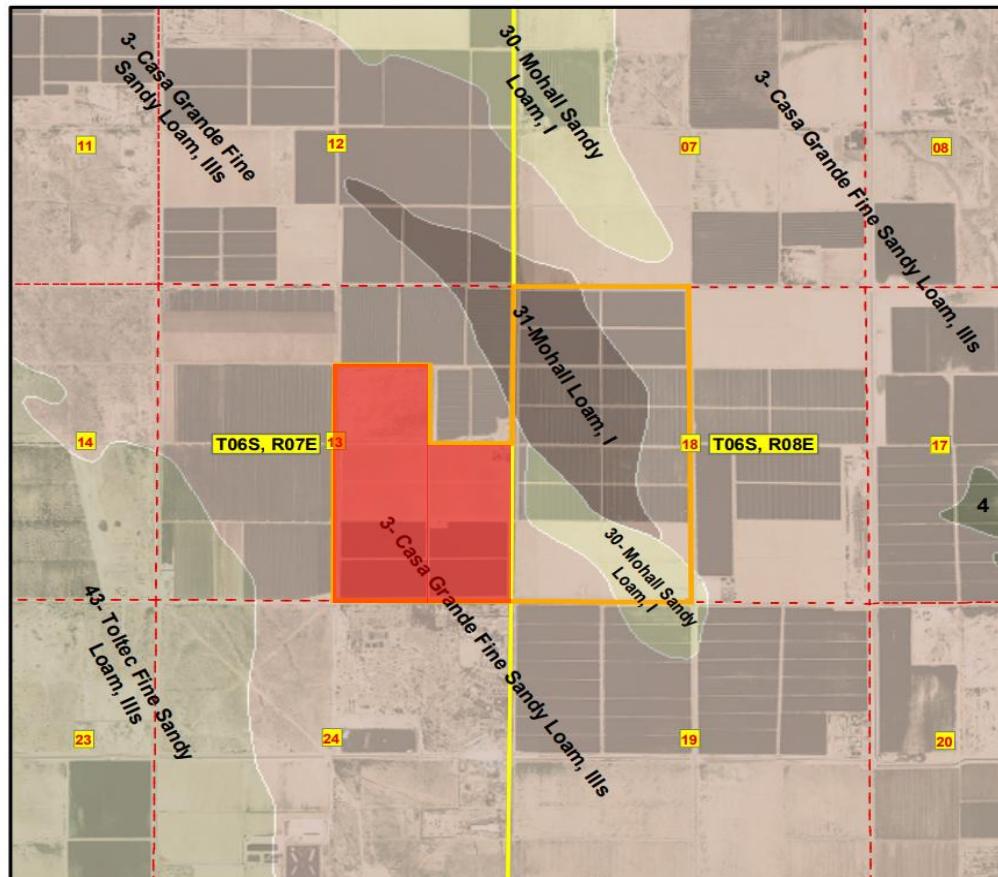
**Grandfathered Water Rights:**  
**Certificate #:** 58 - 100495.0003 – 192.3 Acres  
**Water Duty:** 4.5 Acre Feet Per Year



- Township/Range **ADWR Wells**
- Section
- Farm Boundary
- NON-EXEMPT
- EXEMPT
- OTHER

**ADWR Grandfathered Ground Water Rights  
Holland Farm 520**

SCS Soils - Pinal County, Arizona, Western Part  
Holland Farm 520



**SCS Soils**

**MUSYM - Soil Name, Class, % of Property**

31 - Mohall Loam, I, 25%
30 - Mohall Sandy Loam, I, 12%
3 - Casa Grande Fine Sandy Loam, III <sub>s</sub> , 63%

Township/Range

Section

Farm Boundary