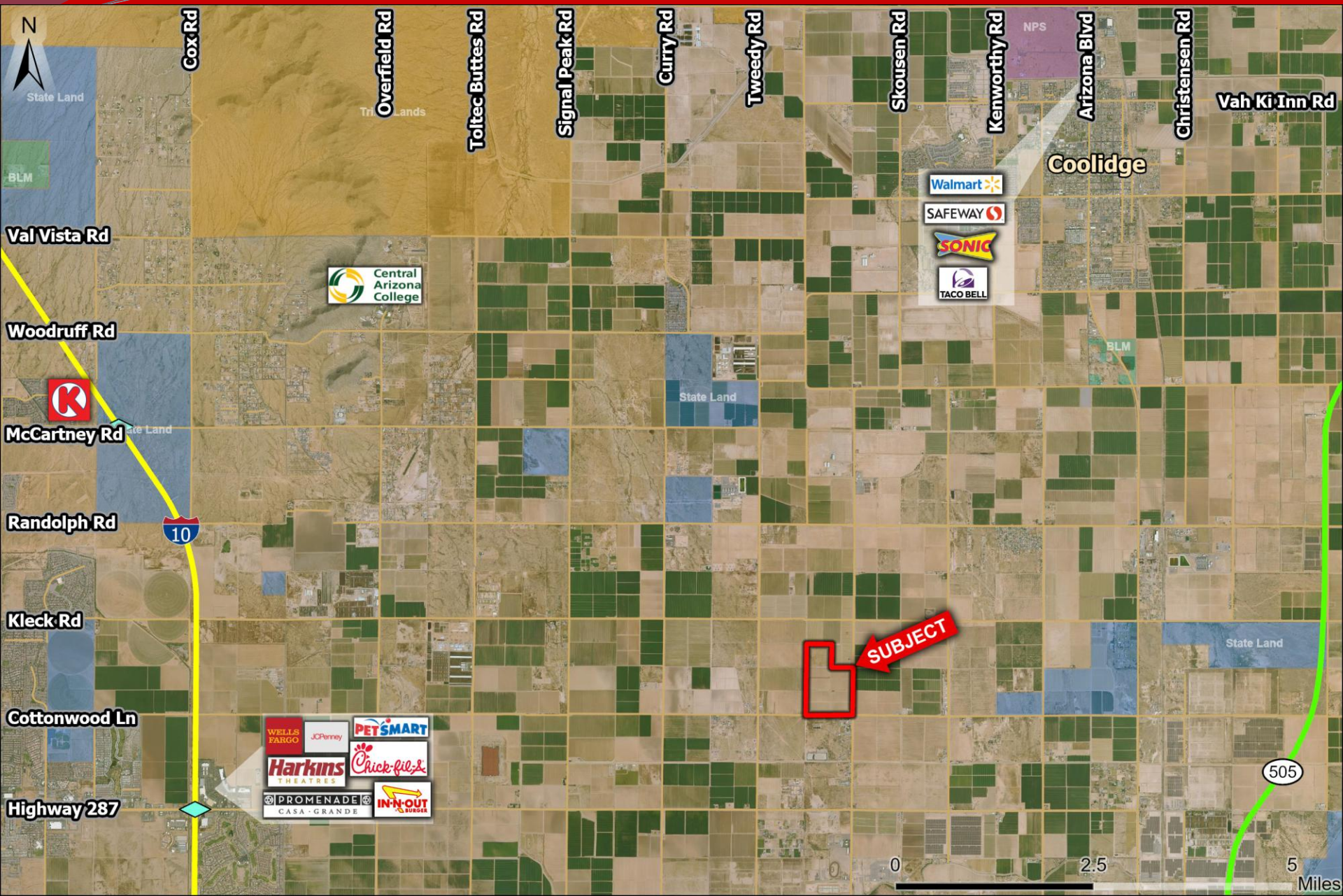


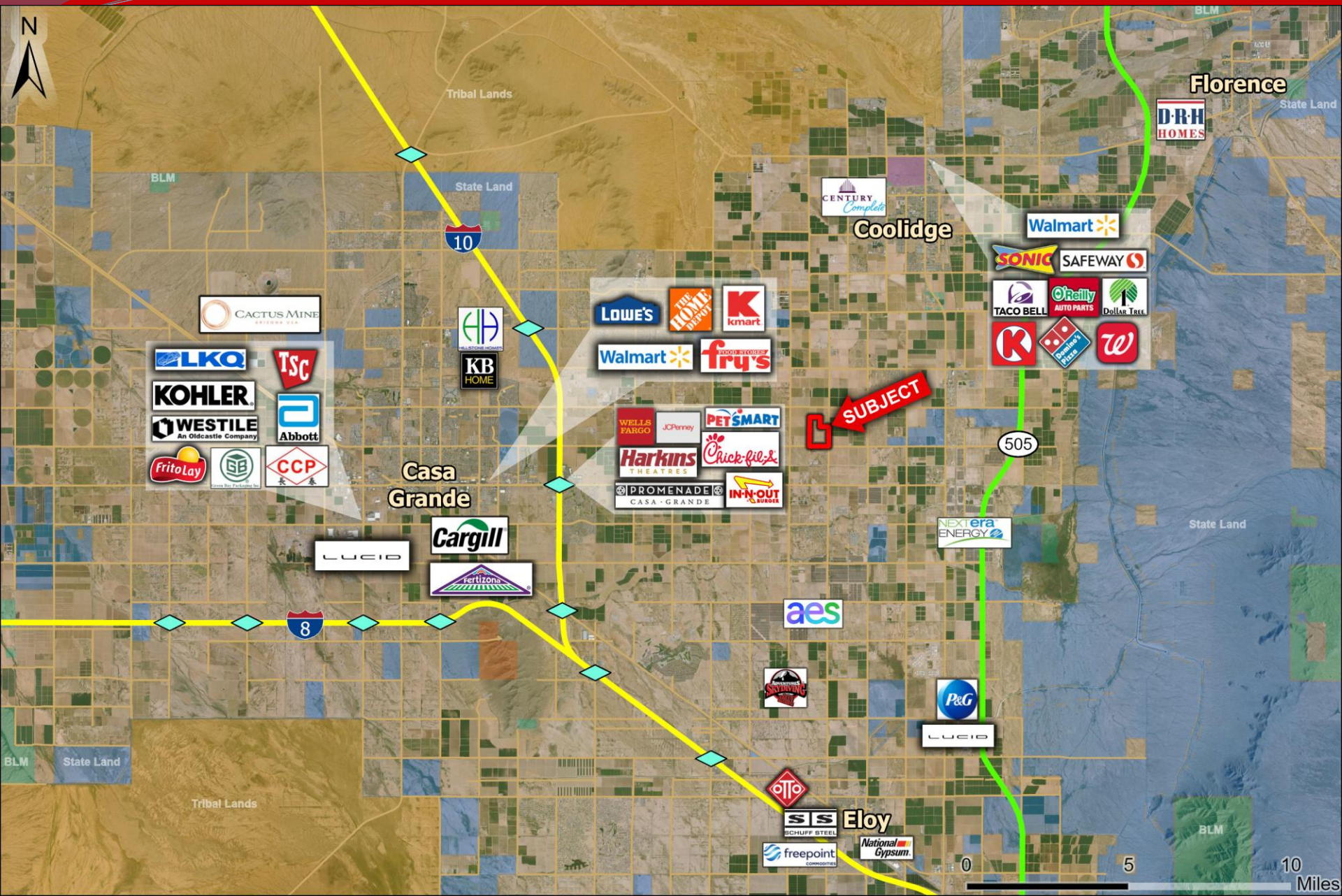
- ☐ **Location:** NWC 11 Mile Corner Rd & Storey Rd, Coolidge Arizona
- ☐ **APN:** 401-01-034A, 36
- ☐ **Zoning:** AG – Agricultural-City of Coolidge
- ☐ **General Plan:** Urban Neighborhood
- ☐ **Size:** +/- 200 Acres
- ☐ **Price:** \$11,000/ac or \$2,200,000
- ☐ **Comments:** Excellent farm located 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**









**Gross Acres:** 200 Acres

**Cropland Acres:** 160 Acres

**Farm Lease:**

**Expiration:** 12/31/2026

**Rate:** \$52,937.50/Year or  
\$125/Per Cropland Acre

**Grandfathered Water Rights:**

**Certificate #: 58 - 100495.0003 – 192.3 Acres**

**Water Duty: 4.5 Acre Feet Per Year**

**Well:**

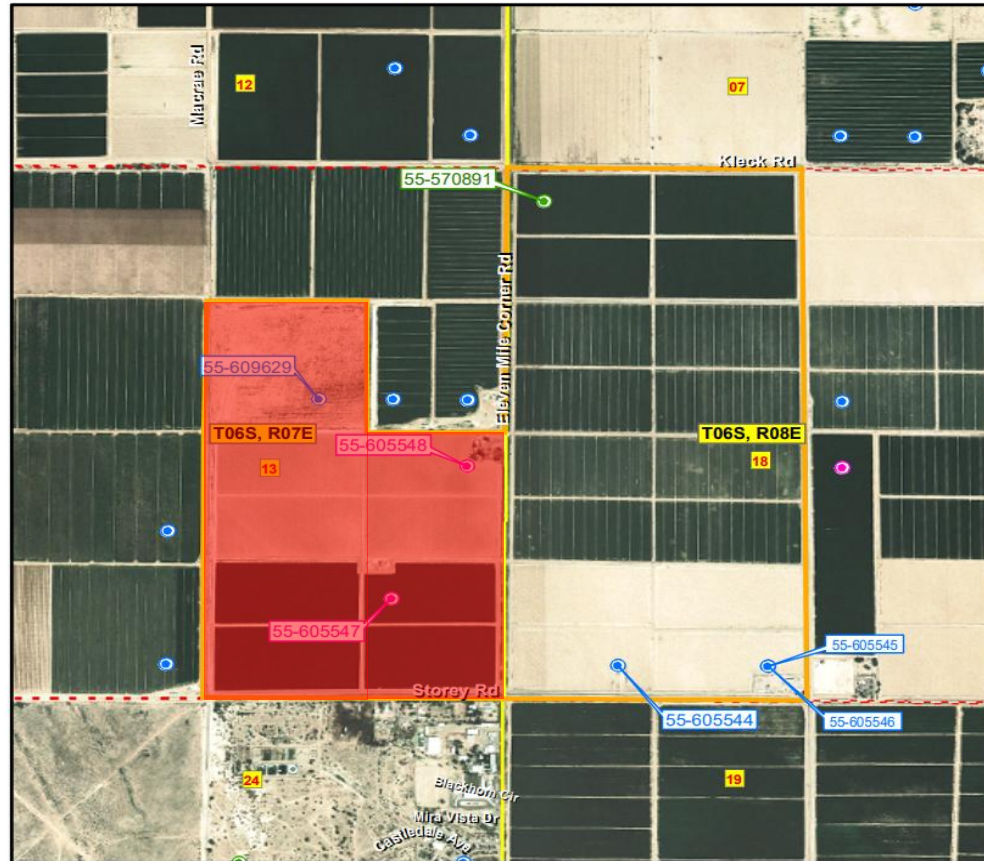
- 55-605547
- 55-605548

**Irrigation District:**

- 200 Acres: San Carlos Irrigation and Drainage District



## ADWR Wells Holland Farm 520



Township/Range

Section

Farm Boundary

### Type

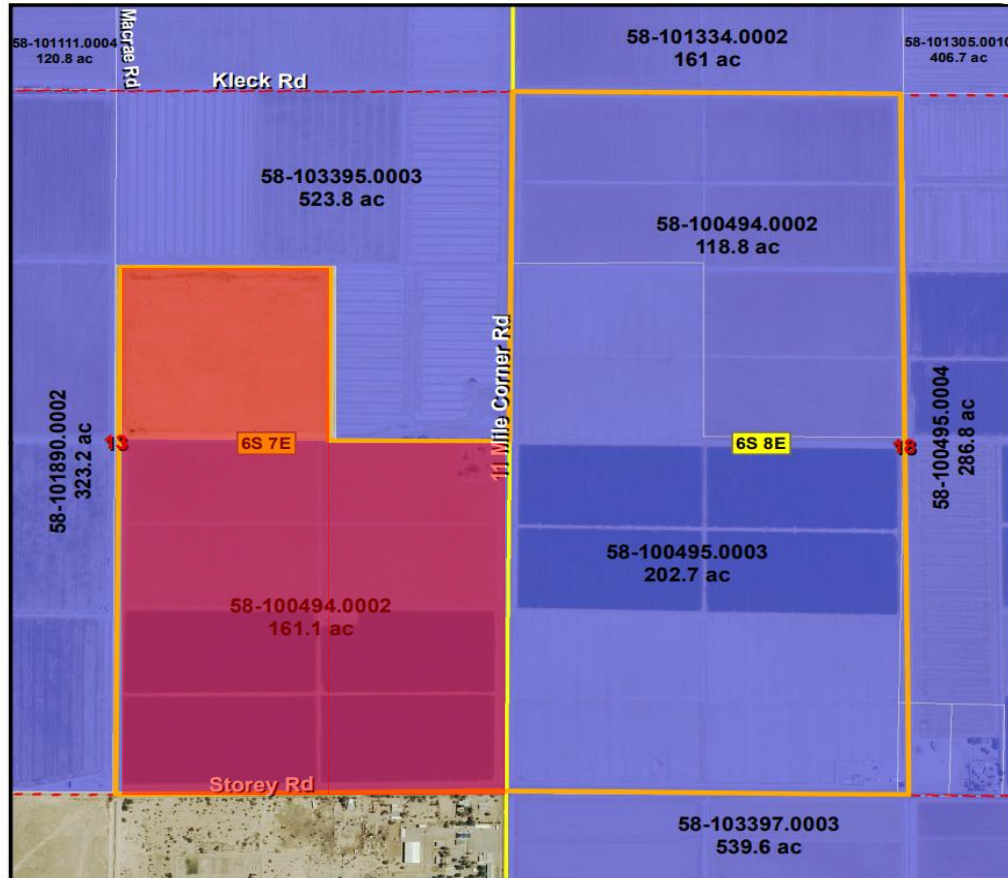
NON-EXEMPT

EXEMPT

OTHER



## ADWR Grandfathered Ground Water Rights Holland Farm 520



- Township/Range
- Section
- Farm Boundary

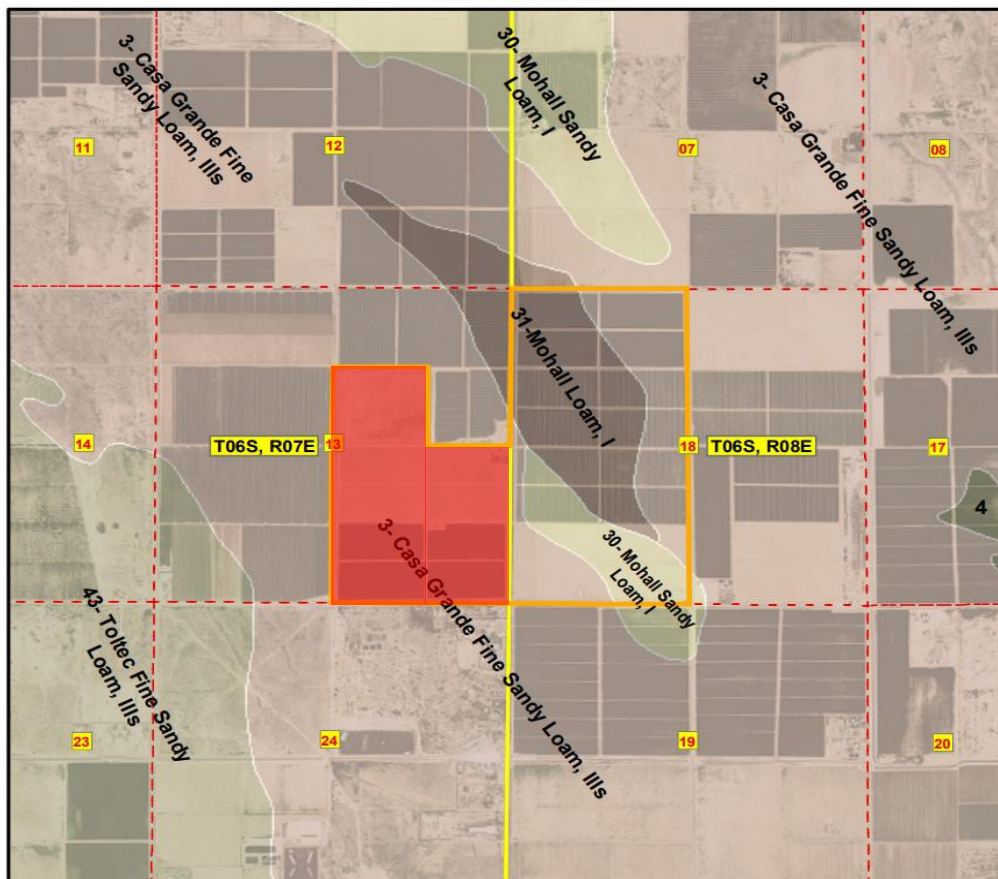
### AMA Water Rights

#### Irrigation Status

- Irrigated portion of the right
- Non-irrigated portion of the right

ADWR = Arizona Department  
of Water Resources  
AMA = Active Management Area

## 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, IIIs, 63%

Township/Range

Section

Farm Boundary