

**158± ACRES IN ARLINGTON VALLEY
MARICOPA COUNTY, ARIZONA**

**Includes: 109± acres of abandoned farmland
49± acres of Gila River Bottom**



Offered for sale exclusively by

Shawn Wood

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Quick Info

- Comments: Property has great mountain views with investment potential
- Location: South of Desert Rose Road alignment and east of Arlington School Road alignment
- Size: 158± Assessor Acres
- Access: Desert Rose & Arlington School Road intersection, enter on southeast corner
- Current Zoning: Maricopa - R 190
- Flood Hazard: 158 Acres in Flood Zone AE Flood Channel from Gila River
- Utilities: Arizona Public Service
- Water: Domestic well
- Easements: Roadway, electric, telephone and flood easement
- Improvements: Domestic well
- Taxes: Year 2004 - \$340.84
- Assessor Parcel #: 401-58-024

Land

This property can easily be developed into irrigated cropland, or may have potential for sand or gravel operation due to location near the river. This is a skewed rectangular shaped tract with approximately 109 acres of abandoned farmland, 1.3 acres of a well site and yard, 3 acres of farm roads and ditches and 44 acres of river bottom. The property has grandfathered water rights and water stock in the Arlington Canal Company.

Access and Frontage

The property has paved road access on the very northwest corner of the property, at the point which Arlington School Road turns west into Desert Rose Road. Current access to Interstate 10 from the property is 4 miles north to Old US Highway 80, then 6 miles north and east to Oglesby, then 8 miles north to the I-10 interchange.

Price

\$2,600,000

Photographs



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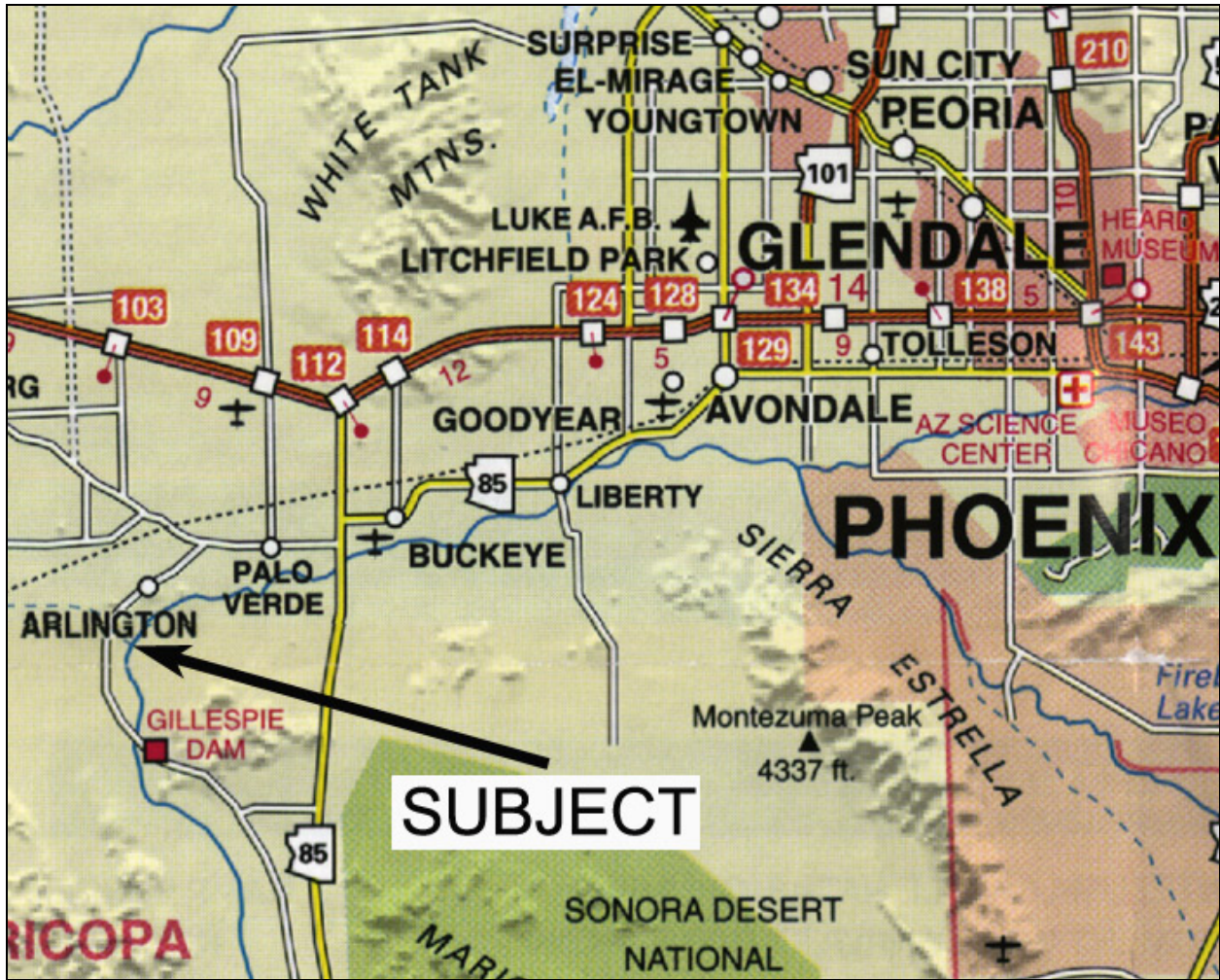
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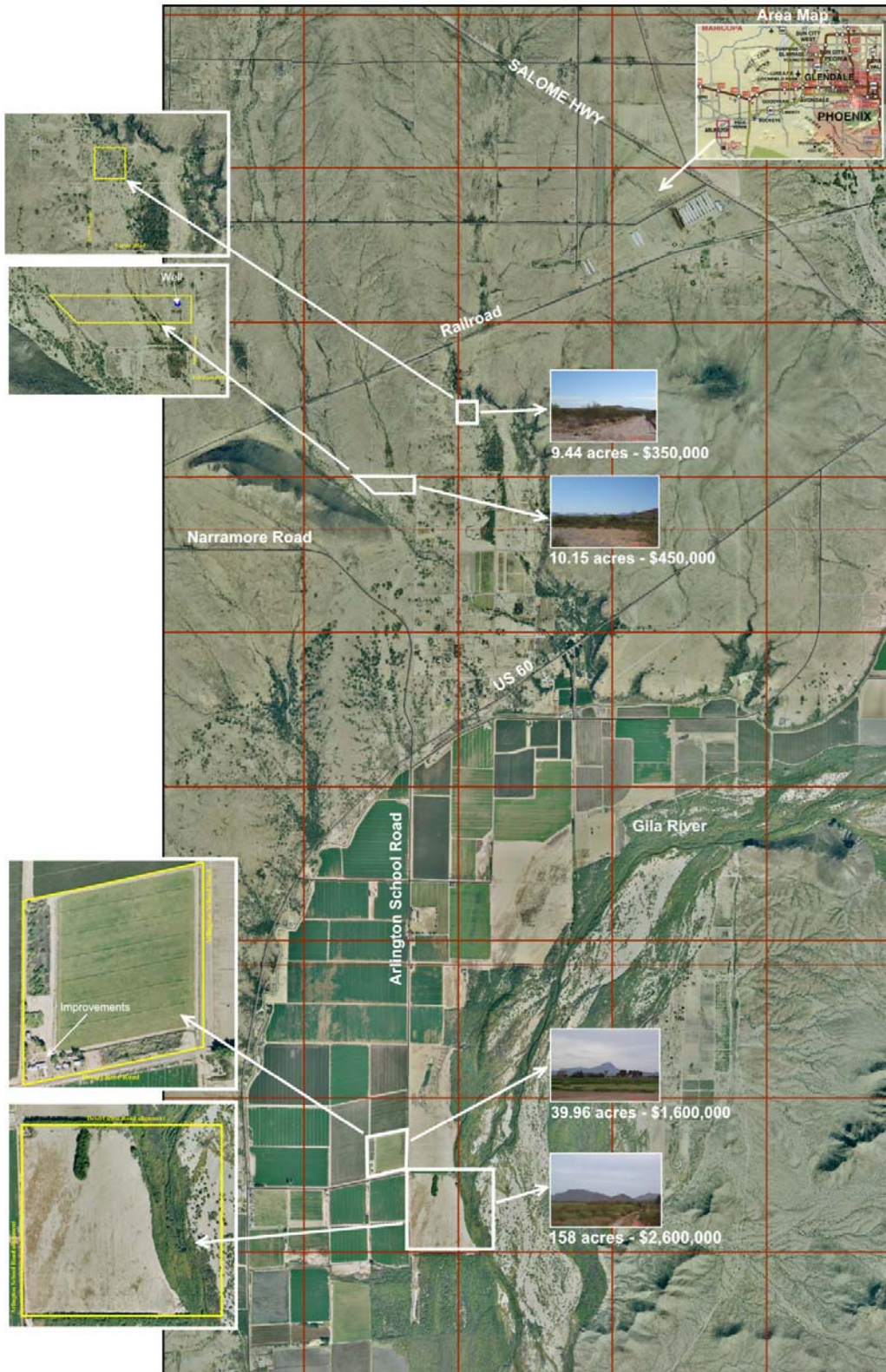
Location Map



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Aerial of Arlington Valley and all four listings

The property boundaries are approximate on this map



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Aerial Photograph

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