

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

FERNANDEZ FARM POTENTIAL FOR AGGREGATE MATERIALS

**FARMLAND, DESERT
AND 3,300 SF RESIDENCE
WITH MOUNTAIN VIEWS!**

**LOCATED IN THE
ARLINGTON VALLEY,
APPROXIMATELY 8 MILES
SOUTHWEST OF BUCKEYE,
MARICOPA COUNTY, ARIZONA**



Quick Info

Location	Arlington Valley – Portion of Section 26, T1S, R5 W
Size	176.5± Assessor Acres
Access	From 323 rd Avenue, owner will provide easement off of 319th Avenue.
Current Zoning	Maricopa – R 43
Flood Hazard	Portions in Zone X, Flood Plain and Floodway. Flood elevation survey available.
Utilities	Arizona Public Service & Qwest in area
Water	Arlington Canal Company provides irrigation water via a concrete ditch.
Improvements	Well built 3,300 SF (4bd/3bth) Residence built in 1999 and metal barn. Irrigation ditches and fields have been border leveled for current alfalfa crop. Approximately 117 Acres are developed to farmland.
Assessor Parcel	Portion of 401-33-016, 017A, 017B, 401-31-003G & 003H
Comments	Seller indicates that aggregate materials have been tested and Total Salable Tons is estimated to be near 7,000,000. Buyer to verify all information.

Location & Access

The tract is rectangular shaped with a triangle on the northern border. The property lies southeast of the intersection of 323rd Avenue and Arlington Canal Road. The property is the eastern most tract of the Arlington Canal District, lying southwest of the Town of Buckeye, in Maricopa County, Arizona. The rail is located approximately 2 miles north of the property.

Description

This property includes 176.5 gross acres and beautiful 3,300 SF home built in 1999 includes 4 bedrooms, 3 bath, open kitchen/living and entertaining room. This property is bordered by State Land to the north which supports a quiet future. The bluff has plenty of room for a 1,000' private landing strip. There are approximately 121 acres of irrigated land below the bluff planted to alfalfa. The irrigated farmland is currently leased at market rent, but the next buyer can decide if they want to owner operate or establish a new lease. Water is supplied by the Arlington Canal Company.

The property has been test drilled for materials, general information is available. This property reportedly has a good quantity and quality of materials, located just south of the converging Gila and Hassayampa Riverbeds.

Additional Information

Alta Survey, Drill Sample Results, Septic Test, Title report, Environmental Assessment available for review.

Do not enter property without prior permission, very dangerous dog on premises. Make appointment with agent.

810 N. SECOND STREET, PHOENIX, ARIZONA 85004-2016 TELEPHONE 602-258-1647 FAX 602-340-0927

The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.

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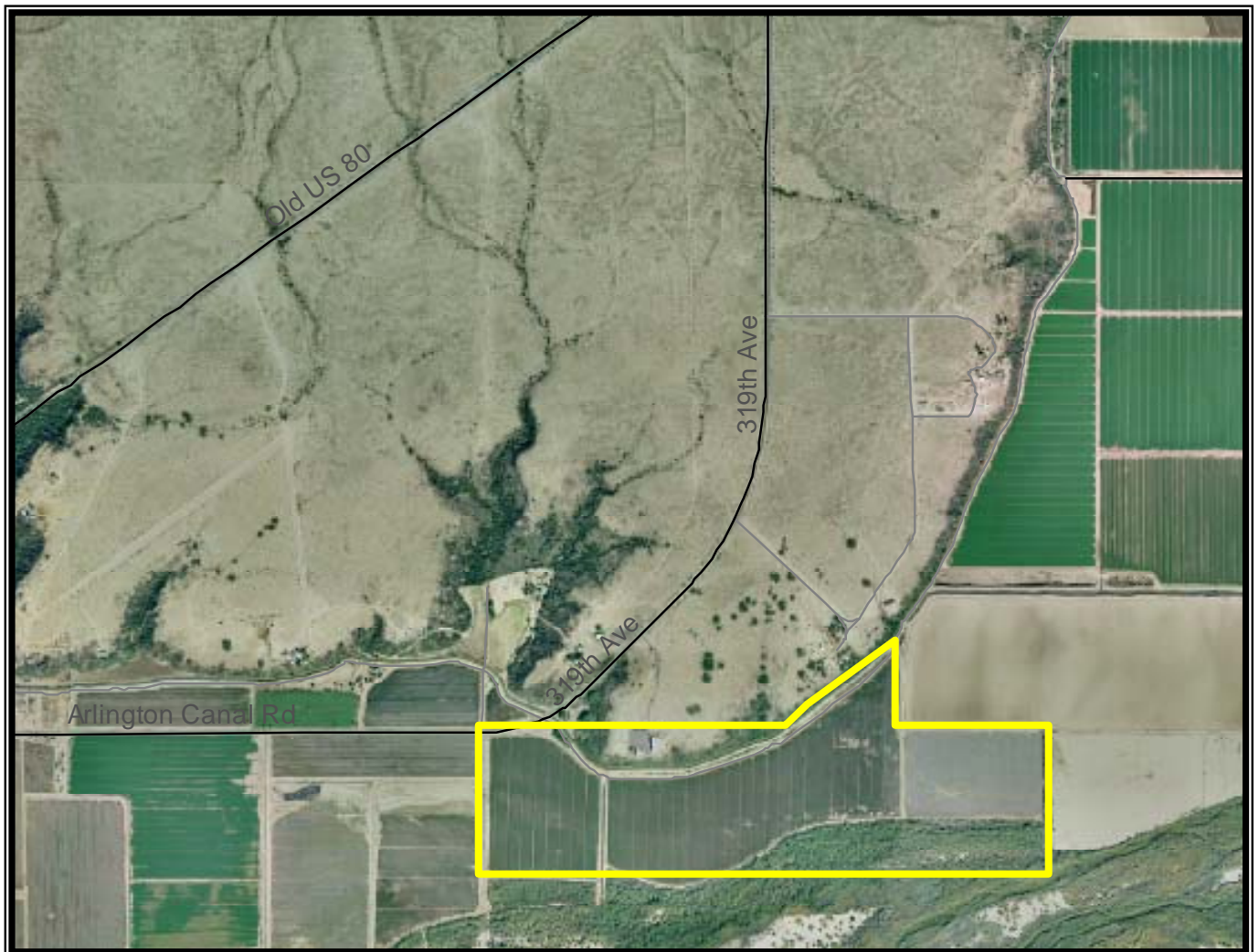
Price: \$ 4,305,000

Cash preferred, submit all offers.

**Contact: Shawn T. Wood, Ag Real Estate
Headquarters West, LTD.**

Office: 602-258-1647 Mobile: 602-290-7516 Fax: 602-340-0927

AERIAL LOCATION



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