

**9.58± Acres
Arlington, Maricopa County**



Offered for sale exclusively by

Shawn Wood

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Location

Located in the beautiful rural Arlington Valley, 1/8 mile south of Desert Rose Road lying east of Old US Highway 80.

Description

10+ acres of prime horse property. Build your dream house and horse property, invest while the price is still reasonable.

- Irrigated
- Grand fathered water rights
- Out of the flood plain
- Clean mountain views

Details

- Located east of Old US Highway 80, 1/8 mile south of Desert Rose Road.
- Approximately 300' of frontage on Old US Highway 80
- Certified Flood Zone X (out of the 100-year flood plain), no building restrictions.
- Zoned Maricopa R-190
- Approximately 8 acres of irrigated acres
- Grand Fathered Water Rights
- Water is delivered from Arlington Canal Company via new concrete ditch.
- Utilities: Arizona Public Service and Qwest
- Assessor Parcel Numbers: 401-59-008N, 008T & 008L (portion)
- There is a current lease on the irrigated acres, which can be terminated or continued, your choice!

Price

\$325,000

- *Reduced from \$500,000*
- *Seller will consider selling in two 4.75 acre tracts; call for details.*

Submit all cash offers.

Photographs



[2]



[3]



[4]



[5]



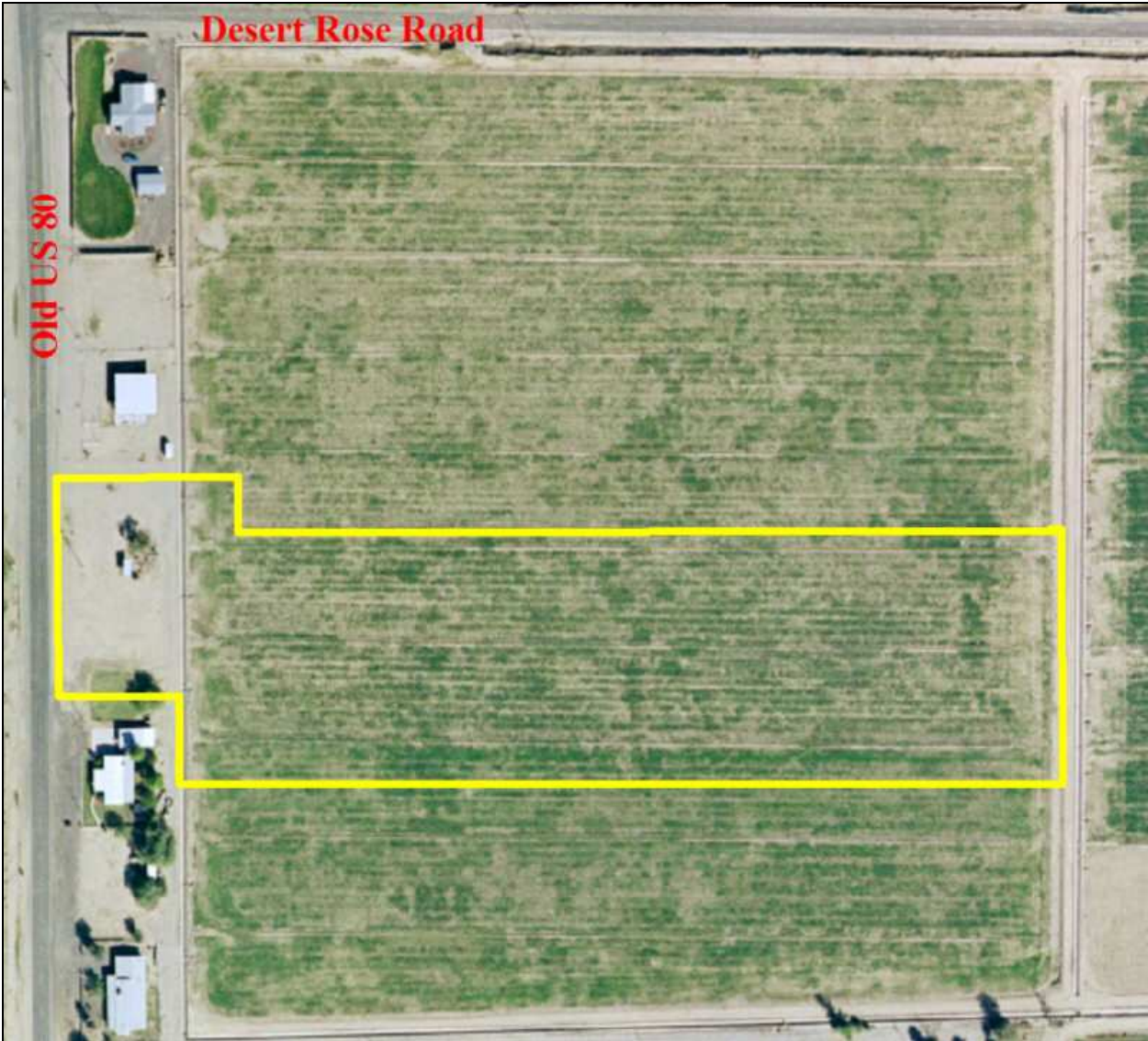
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Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Aerial Photograph



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