

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

Includes: A 2,400 sf residence with great mountain views, additional buildings and 26 acres of irrigated land.



Offered for sale exclusively by

Shawn Wood

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Quick Info

- Comments Property has great mountain views with great investment or development potential
- Location North of Desert Rose Road, west of Arlington School Road - Arlington
- Size 39.96± Assessor Acres
- Access Approx. 1,320' on Desert Rose Road and 1,320' on Arlington School Road
- Current Zoning Maricopa - R 190
- Flood Hazard Approx. 24 acres Zone AE Flood Fringe and 15 Acres Zone AE Flood Channel
- Utilities Arizona Public Service & Qwest
- Water Domestic well - off site
- Easements Roadway, electric, telephone and flood easement
- Improvements 1 Residence, 2 mobile homes and 3 sheds
- Taxes Year 2004 - \$1,412.54
- Assessor Parcel # 401-58-013B & 401-58-013C

Land

This property has great investment and development potential. This is a rectangular shaped tract with approximately 26 acres of irrigated cropland, 6 acres of roads, ditches and building sites and 8 acres of vacant land. There is one residence, 2 mobile homes and 3 sheds on the property. The property has grandfathered water rights and receives water from the Arlington Canal Company. This property is actively farmed and is currently planted to bermuda grass. Current county zoning of R-190 permits one residence per 4.36 acres or 190,000 SF. Approximately 24 acres are located in the flood fringe and 15 acres in the flood channel which does have some restrictions on building.

Buildings

This property is a rural home owner's dream, located in the serene Arlington Valley, surrounded by beautiful mountain views. The older ranch style home was built in 1959 with new additions in 1980; this house has 3 bedrooms, 3 baths, a large game room and a large office. There is 2,367 sf of living area, a 646 sf covered patio, a 528 sf carport, 220 sf garage, 2 a/c units and central heating. The house needs some remodeling, but has great potential with so much open space. There is one double wide mobile home and one single wide mobile home in fair condition that could be utilized as income potential or farm labor housing. There are three additional shed like structures that served as the farm shop and storage.

Access and Frontage

The property has approximately 1,320' of frontage on paved Arlington School Road and approximately 1,320' of frontage on Desert Rose Road. Current access to Interstate 10 from the property is 1 mile west to Old US Highway 80, then 7 miles north and east to Oglesby, then 8 miles north to the I-10 interchange.

Price

\$1,400,000

Photographs



[1]



[2]



[3]



[4]



[5]



[6]

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.

Location Maps



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Aerial Photograph



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