

West Aravaipa Canyon Land Pinal County, Arizona



Offered for sale exclusively by:

Walter Lane

Headquarters West, Ltd.
4582 N 1st Avenue #190
Tucson, AZ 85718
Telephone (520) 792-2652; Fax (520) 792-2629
www.headquarterswest.com/aravaipa
info@headquarterswest.com

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

The property is located approximately 60 miles north of Tucson and 100 miles southeast of Phoenix. Access to the property is provided by Aravaipa Road which intersects Arizona Highway 77. The first 5 miles of Aravaipa Road are paved with the last 3 miles to the property County maintained dirt road.

Acreage

The property is divided into two parcels:

Parcel A - approximately 42 acres

Parcel B - approximately 48 acres

Description

The property is located on the east side of Aravaipa Creek, a perennial stream in east-central Arizona. The site occupies a bench area above the creek and has fabulous views in all directions. There are many choice building sites scattered throughout the two parcels. Aravaipa Canyon is one of the few truly perennial streams in the Southwest. This renowned riparian habitat is well known for the diversity and abundance of bird species. There are many hiking and wildlife viewing opportunities throughout the area.

Zoning

Pinal County GR General Rural Zone - 1 1/4 acre minimum lot area.

Utilities

- Electric - May be obtained via line extension, generator or solar power.
- Telephone - May be obtained via line extension or cell phone.
- Water - A joint use well may be available from a neighboring property or a new well may be drilled.
- Sewer - New septic installation.

Access

Legal access is provided from Aravaipa Road with a twenty foot reciprocal easement for access and utilities. This easement has been recorded amongst four different property owners and has provisions for road maintenance etc.

Price

Parcel A - \$275,000

Parcel B - \$315,000

Pictures



View of Brandenburg Mountain from property

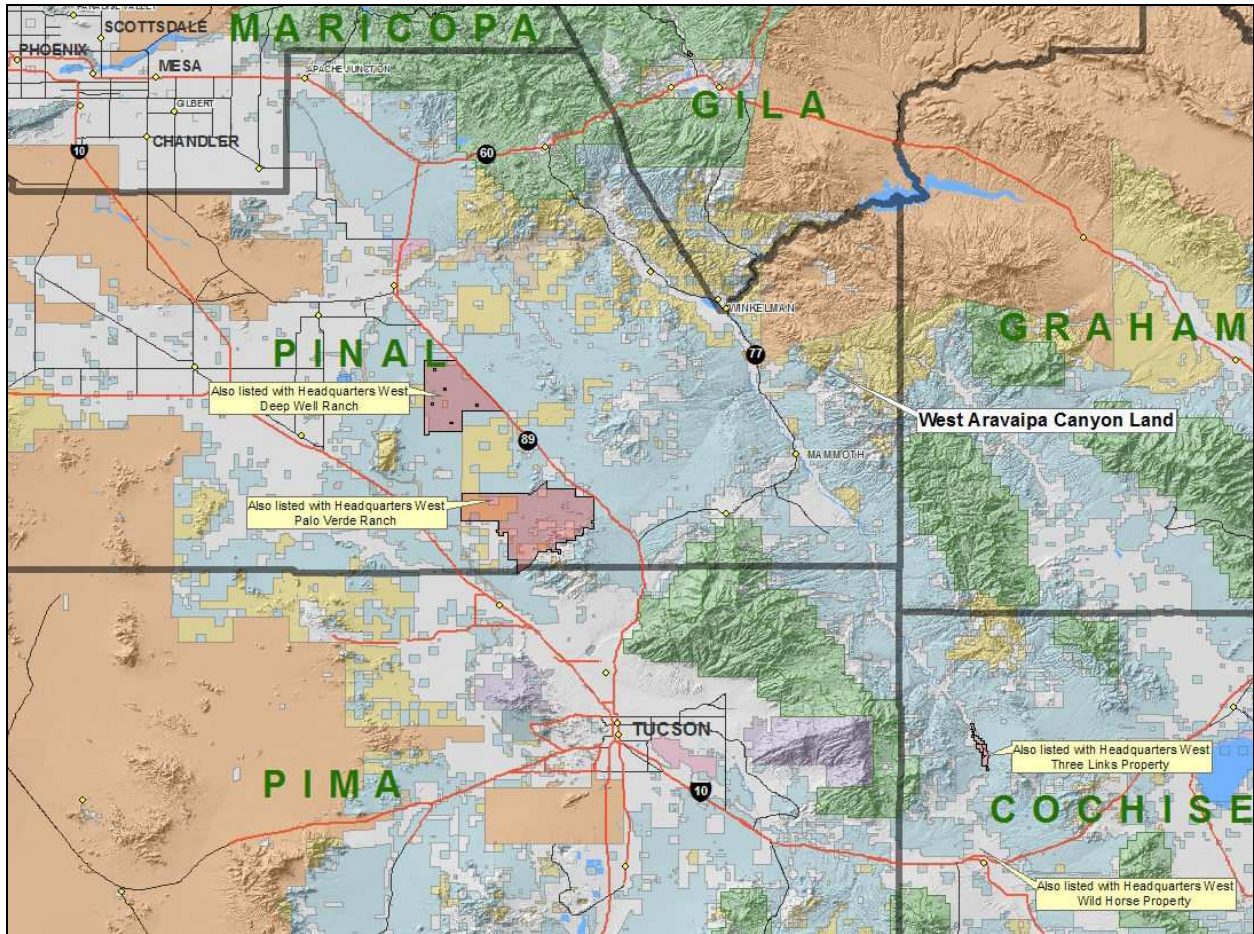


View of Aravaipa Creek from Parcel A



View of Aravaipa Creek from Parcel B

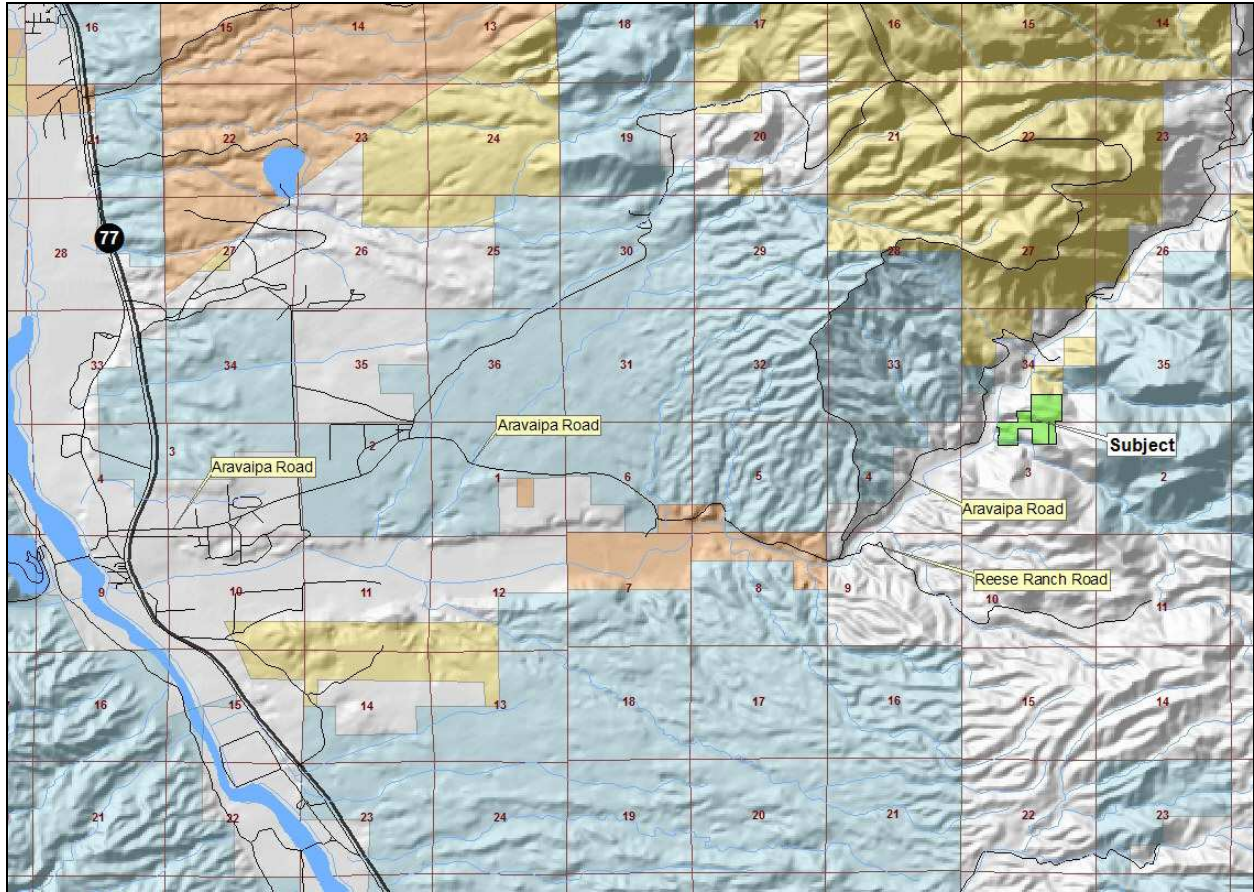
Location Map



Tenure

 BLM	 Natl. Parks
 Forest	 Other
 Indian Res.	 Private
 Local or State Parks	 State Trust
 Military	 Wildlife

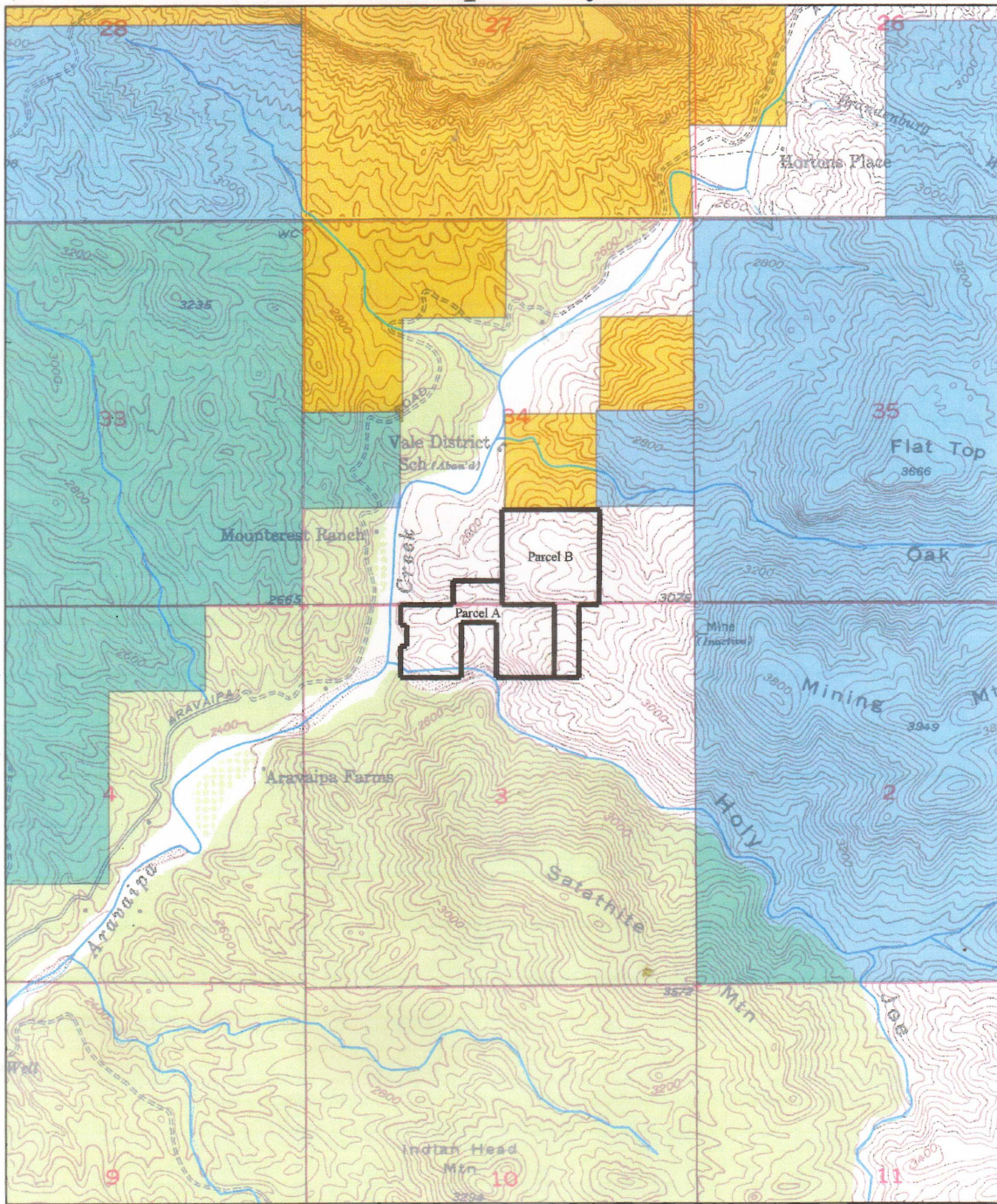
Location map (closer)



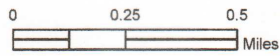
Tenure

- | | |
|----------------------|-------------|
| BLM | Natl. Parks |
| Forest | Other |
| Indian Res. | Private |
| Local or State Parks | State Trust |
| Military | Wildlife |

West Aravaipa Canyon Land



West Aravaipa Canyon Land Project
 Map Displaying Subject Parcels - Pinal County, Arizona
 Compiled by Headquarters West, Ltd - Tucson, Arizona



- Bureau of Land Management
- State Trust