

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

81± ACRES

With a Homesite Bluff overlooking irrigated farmland.

Views that are a must see!

**LOCATED
IN THE ARLINGTON VALLEY,
APPROXIMATELY 8 MILES
SOUTHWEST OF DOWNTOWN
BUCKEYE, 40 MILES WEST OF
PHOENIX, MARICOPA COUNTY,
ARIZONA.**



Quick Info

Location	Arlington Valley – Portion of the N ½ N ½ of Section 26, T1S, R5 W
Size	81± Surveyed Acres
Access	From 319 th Avenue, owner will provide ingress & egress easement to property.
Current Zoning	Maricopa – R 43
Flood Hazard	Bluff lies in Zone X, valley lies 70% in Flood Plain & 30% in Floodway.
Utilities	Arizona Public Service, Qwest to property.
Water	Arlington Canal Company provides irrigation water. Shared domestic well available.
Improvements	Irrigation ditches and fields have been border leveled for current alfalfa crop.
Assessor Parcel #	Portion of 401-33-016, 017A & 017B and all of 401-31-003G & 003H
Comments	2+ Acre site on bluff with beautiful views, ideal for a custom home and horse facility with irrigated farmland. There are very few areas that are comparable to this property!

Description

Hard to find another like it! This property has 2+ acres of bluff located above the valley with views of the Palo Verde Butte and Arlington Valley. The bluff is tucked away and protected by State Land to the north. Quiet and serene, it overlooks the 77 acres that lie below. There are approximately 65 acres of irrigated farmland and the remaining acreage is comprised of roads, ditches and native river bottom. This has potential whether it's for a custom home site or a full horse facility, it beautiful, rural, yet close to amenities.

Location & Access

The 81± acre tract is located approximately 1/8 mile east of 319th Avenue. Access to this property is from 319th Avenue approximately 1/8 mile south on Ray Road, then approximately 200' east to the property. The current owner of this property has additional land to the west. Access to this 81 acre tract will be provided via an easement across the adjacent land.

Additional Information

The property to the west and a portion to the east are also for sale. The owner may consider selling as one tract. If purchased as one tract there is plenty of room for a 1,000' private landing strip. This property has been test drilled and reportedly has significant aggregate resources. The irrigated farmland is currently leased at market rent, but the next buyer can decide if they want to own or operate or establish a new lease. Do not enter property without prior permission, very dangerous dog on premises Call agent to make an appointment.

Price: \$ 1,625,000

Cash preferred, submit all offers.

**Contact: Shawn T. Wood, Headquarters West, LTD.
602-258-1647 (Office), 602-290-7516 (Mobile) Fax: 602-340-0927**

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.

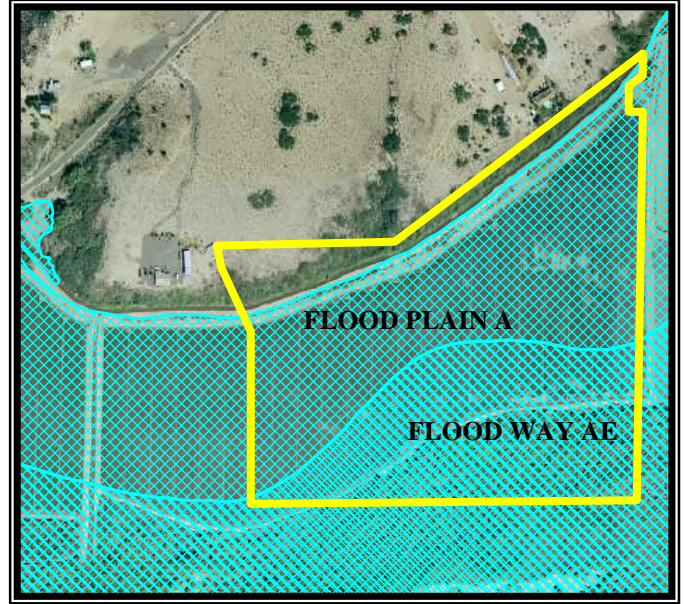
HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

2005 AERIAL



AERIAL WITH FLOOD DESIGNATIONS



NEIGHBORHOOD LOCATION



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.