

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale **38.5± ACRES** **OF IRRIGABLE FARMLAND**

**LOCATED IN SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 5 WEST,
IN THE ARLINGTON VALLEY,
MARICOPA COUNTY, ARIZONA**

Quick Info

Location	Arlington Valley - Northeast ¼ of the Northeast ¼ of Section 26, T1S, R5 W
Size	38.5± Assessor Acres
Access	From 323rd Avenue, owner will provide easement to farm.
Current Zoning	Maricopa – R 43
Flood Hazard	Approximately 10% in Flood Plain A & 90% in Floodway AE.
Utilities	Arizona Public Service & Qwest in area
Water	Arlington Canal Company provides irrigation water via a concrete ditch.
Improvements	Irrigation ditch, approximately 26 Acres are developed to irrigated farmland.
2006 Taxes	Approximately \$768.50 (allocated from a portion of larger tract)
Assessor Parcel #	Portion of 401-33-016
Comments	This tract has plenty of water and additional land that can be brought into production. A well laid out border leveled field, currently planted to alfalfa.

Description

FARMLAND!!! with approximately 38.5 gross acres, of which approximately 26 acres are border leveled and planted to alfalfa. Approximately 12.5 acres lie south of the field and include native vegetation. There is enough water to support the development of the native land to irrigated farmland. Water is delivered via the Arlington Canal Company canal and a concrete irrigation ditch. This property includes ACC Water Stock and an ADWR Grandfathered Water Right. The property is located in Maricopa County and zoned R-43. Approximately 10% of this property (in the northwest corner) is designated as Flood Plain A and the remaining portion of the tract is designated as Flood Way AE.

Location & Access

The 38.5± acre tract is located approximately ¾ miles east 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 current owner of this property also has additional land to the west. Access to this 38.5 acre tract will be provided via an easement across the adjacent land to the west.

Additional Information

The property to the west is for sale in two separate tracts. The owner may consider selling as one tract. 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 owner operate or establish a new lease. Please contact the listing agent for additional details.

Price: \$ 430,000 *Cash preferred, submit all offers.*

Contact: Shawn T. Wood, Ag Real Estate Agent
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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.

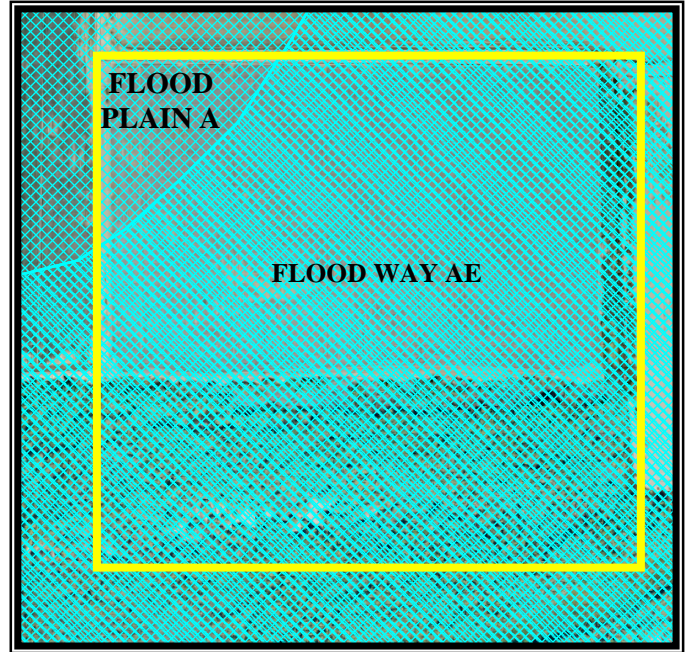
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2005 AERIAL



AERIAL WITH FLOOD DESIGNATIONS



NEIGHBORHOOD LOCATION



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