

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

57± ACRES

With a 3,300 SF Residence on a bluff overlooking the Arlington Valley. 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	57± Surveyed Acres
Access	From 319th Avenue, approximately 1/8 mile on dirt Ray Road across AZ State Land.
Current Zoning	Maricopa – R 43
Flood Hazard	Bluff lies in Zone X, valley lies 90% in Flood Plain & 10% in Floodway.
Utilities	Arizona Public Service, Qwest to property.
Water	Arlington Canal Company provides irrigation water. Shared domestic well available.
Improvements	Well built 3,300 SF (4bd/3bth) Residence built in 1999 and metal barn ready for living quarters add on. Irrigation ditches and fields have been border leveled for current alfalfa crop.
Assessor Parcel #	Portion of 401-33-016 & 017B
Comments	3+ Acre site on bluff with beautiful views from 3,300 SF well constructed home. Room for corrals, guest house and more!

Description

This property includes 57 gross acres with a little bit of everything! A beautiful 3,300 SF home built in 1999 includes 4 bedrooms, 3 bath, open kitchen/living and entertaining room. It has an amazing amount of storage space from kitchen to utility hall. Porch is enclosed with a full view of the farm that lies below. This piece is bordered by State Land to the north which supports a quiet and serene future. There are approximately 45 acres of irrigated land below the bluff planted to alfalfa. Water is supplied by the Arlington Canal Company. Water rates are some of the cheapest in the state! It's hard to find another residential property with these views in a quiet and peaceful rural area. This property is a perfect fit for someone looking for a rural setting with a view, but still close to the metro amenities!

Location & Access

The 57± 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.

Additional Information

Additional adjacent land available, 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 reportedly has significant aggregate resources. The irrigated farmland is currently leased at market rent. Do not enter property without prior permission, very dangerous dog on premises. Make appointment with agent. Serious buyers only.

Price: \$ 2,250,000

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.

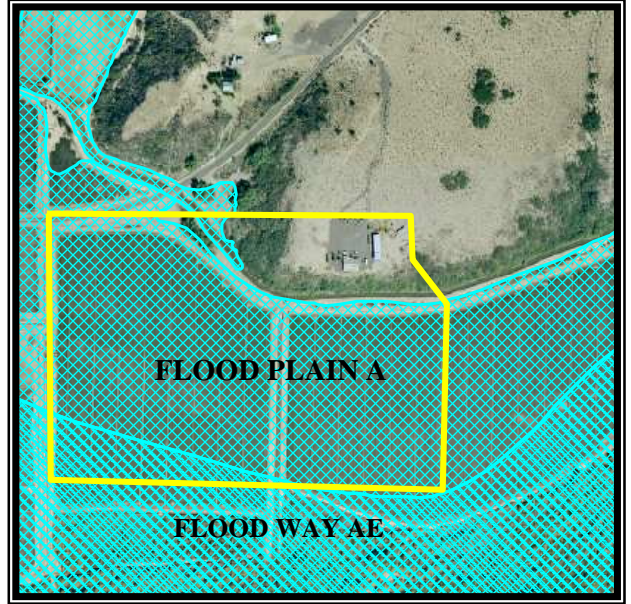
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2005 AERIAL



AERIAL WITH FLOOD DESIGNATIONS



NEIGHBORHOOD LOCATION



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