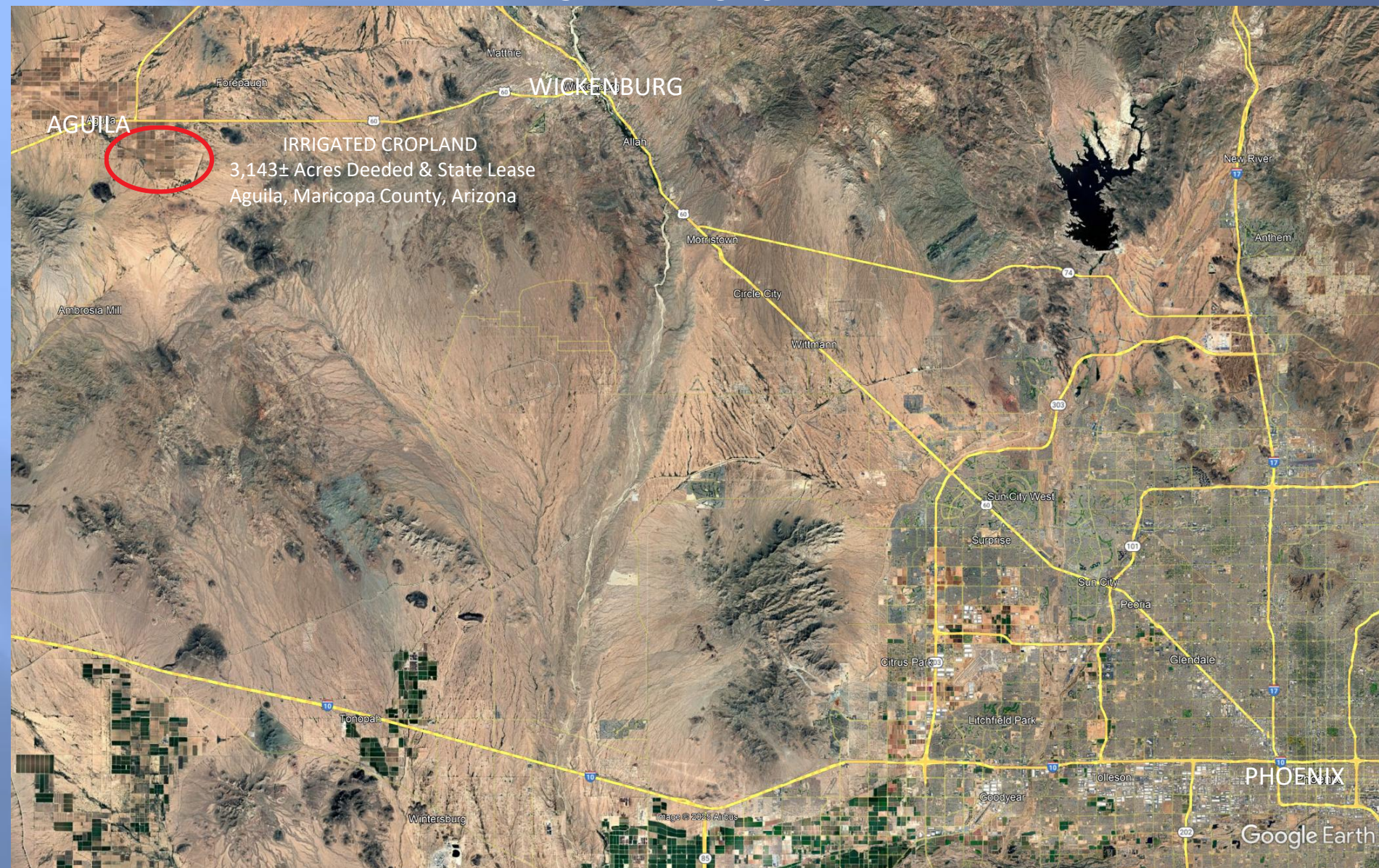


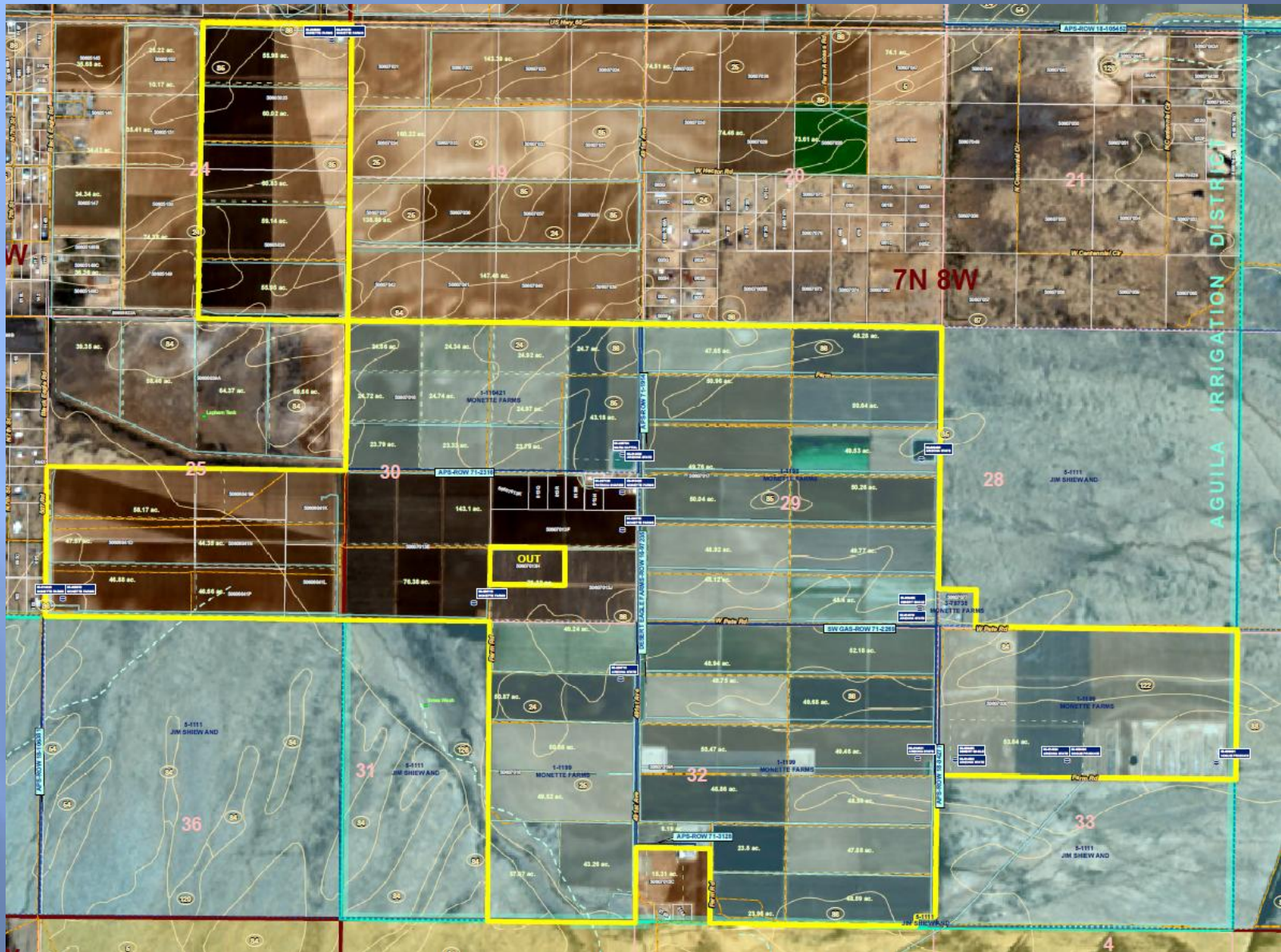
SOUTHWEST LAND ASSOCIATES, LLC
OFFERED FOR SALE



PO BOX 5700 Goodyear, AZ 85338 Phone: 623-882-8880 Website: www.southwestlandassociates.com

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3,143± ACRES



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Charlie Havranek, Salesman C. 602-377-7083
Office: 623-877-5180 Email: ch@chazhavranek.com
Luke Schlosser, Designated Broker Office: 623-882-8880
C. 602-980-3222 Email: swland@cox.net

Exclusively Presented By:



**SOUTHWEST
LAND
ASSOCIATES, L.L.C.**

3,143± ACRES

- **LOCATED IN THE AGUILA VALLEY AREA OF MARICOPA CO.**
- **930.04± GROSS DEEDED ACRES**
- **2,213± GROSS ACRES AZ STATE LAND AG & COMMERCIAL LEASES**
- **12 OPERATING IRRIGATION WELLS, 14,500± GPM; ONE DOMESTIC WELL**
- **2 RESIDENCES, 1 DUPLEX, EQ. SHED, SHOP**
- **EIGHT – 10,000 BUSHEL GRAIN/BEAN TANKS; 70 FOOT SIDEWINDER TRUCK SCALE**
- **300± ACRE VALLEY LATERAL, BALANCE IN DRIP WITH 40 INCH SPACING**
- **THREE FILTER STATIONS, FOUR SETTLING BASINS**
- **2,600± CROPLAND ACRES**
- **GOOD QUALITY IRRIGATION WATER SUITABLE FOR PRODUCE**
- **CLAY AND CLAY LOAM SOILS SUITABLE FOR PRODUCE**
- **RECENT CROPS INCLUDE CHICKPEAS/COTTON/MELONS/SQUASH/BROCCOLI/WHEAT**
- **ELEVATION 2,180 TO 2,287 FEET**
- **MARICOPA COUNTY ZONING: RU-190**
- **FLOOD HAZARD ZONE A**
- **ROAD FRONTAGE ON US 60 AND 491ST AVENUE**
- **PRICE: \$18,500,000 TERMS: CASH**

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Website: www.southwestlandassociates.com

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FRONTAGE ON US 60

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Frontage on the south side of us 60

3,143± ACRES

**SOUTHWEST LAND
ASSOCIATES, L.L.C.**



GRAIN TANKS & SCALE



VALLEY LATERAL MOVE



TYPICAL NATURAL GAS WELL



FALL CABBAGE

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3,143± ACRES

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ASSOCIATES, L.L.C.**



NEW PLANTINGS



TYPICAL ELECTRIC WELL



FALL BROCCOLI HARVEST



PUMPING PLANT AND FILTER STATION

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