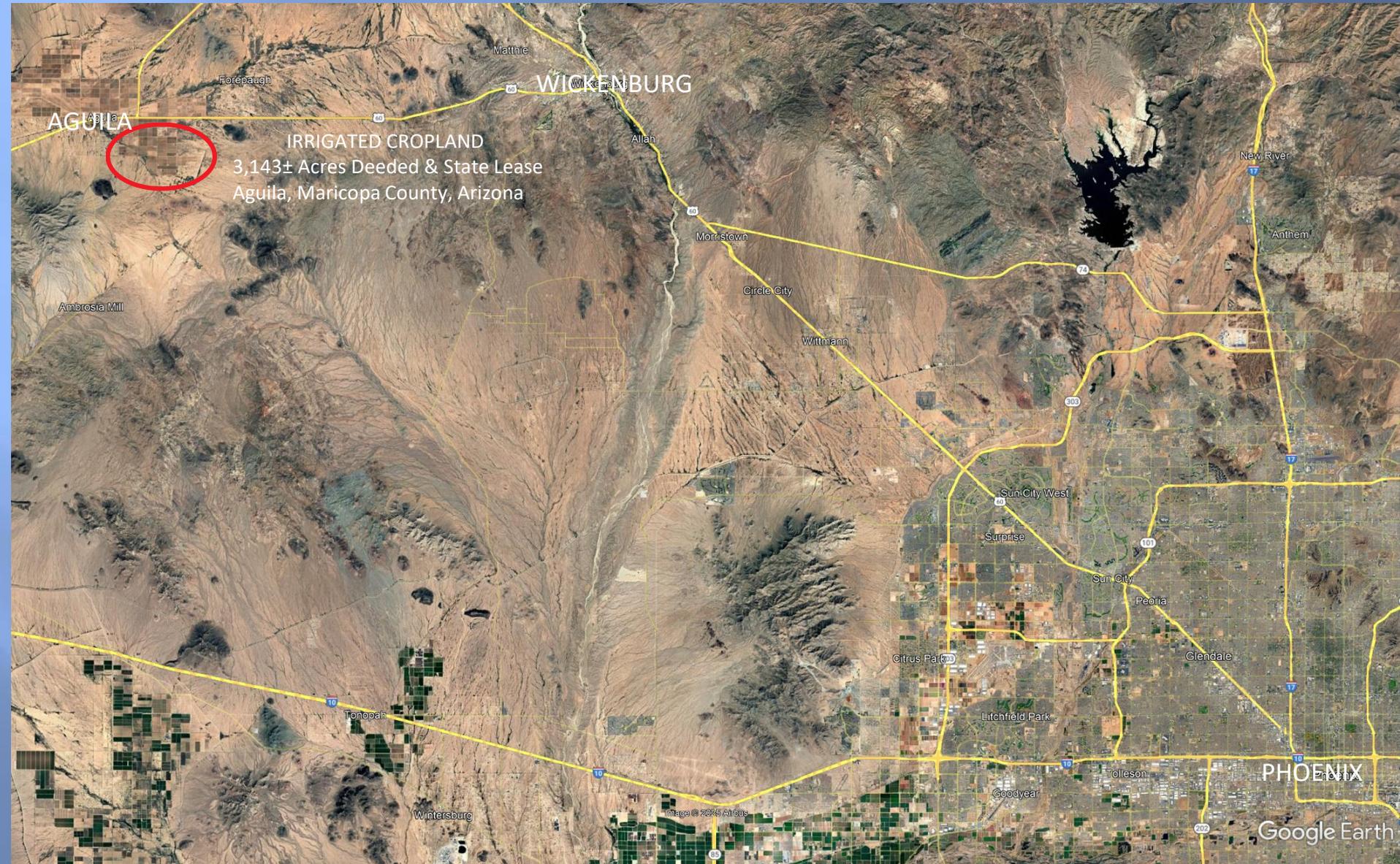


SOUTHWEST LAND ASSOCIATES, LLC OFFERED FOR SALE



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

This information is subject to change at any time. This information is from sources deemed reliable. There is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. It is the responsibility of the person reviewing this information to verify it, and to determine if suitable for their intended uses..

Charlie Havranek, Salesman C. 602-377-7083

Office: 623-877-5180 Email: ch@chzhavranek.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: \$22,000,000 TERMS: CASH**

PO BOX 5700, Goodyear, AZ 85338

Phone: (623) 882-8880

Website: www.southwestlandassociates.com

This information is subject to change at any time. This information is from sources deemed reliable. There is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. It is the responsibility of the person reviewing this information to verify it, and to determine if the property is suitable for their intended uses.

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



FRONTAGE ON US 60

This information is subject to change at any time. This information is from sources deemed reliable. There is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. It is the responsibility of the person reviewing this information to verify it, and to determine if the property is suitable for their intended uses.

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

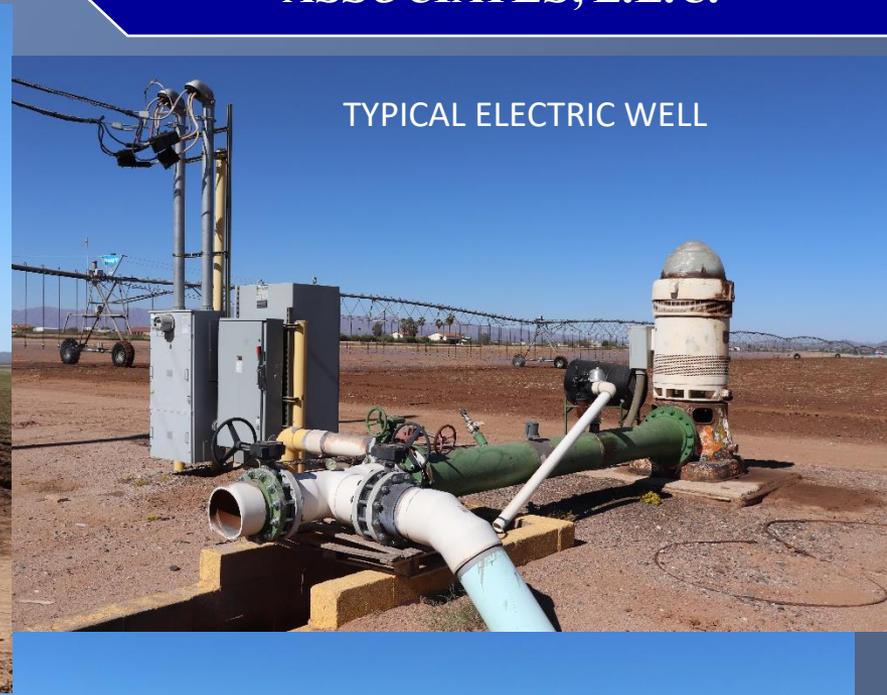
This information is subject to change at any time. This information is from sources deemed reliable. There is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. It is the responsibility of the person reviewing this information to verify it, and to determine if the property is suited for their intended uses.

3,143± ACRES

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



NEW PLANTINGS



TYPICAL ELECTRIC WELL



FALL BROCCOLI HARVEST



PUMPING PLANT AND FILTER STATION

This information is subject to change at any time. This information is from sources deemed reliable. There is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. It is the responsibility of the person reviewing this information to verify it, and to determine if the property is suited for their intended uses.