

Charlie Havranek, Salesman

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Exclusively Presented By:



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



OFFERED FOR SALE – 1,056.7± ACRES
PRICE REDUCTION

DRAGON, COCHISE COUNTY, ARIZONA

P.O. 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. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to verify it.



ENTRY GATE OFF OF DRAGOON ROAD FRONTAGE



ACCESS ROAD FROM DRAGOON ROAD & ELECTRIC SERVICE LINES



NORTH-CENTER OF PROPERTY LOOKING SOUTH TOWARDS DRAGOON MTNS.



LOOKING WESTERLY ALONG TOUCH STONE TRAIL ON SOUTH SIDE OF PROPERTY



LOOKING BACK TO THE NORTH FROM TOUCH STONE TRAIL

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DRAGOON PARCEL INFORMATION

| TAX PARCEL NUMBER | TAX ROLL ACRES | 2018 TAXES | GRAZING LEASE | AG STATUS | ZONING | FEMA PANEL | FEMA HAZARD |
|-------------------|----------------|------------|---------------|-----------|---------------------------|-------------------------------|--------------------|
| 208-49-007J | 765.70 | \$129.08 | YES | 47-17 | RU-4 | 04003C 0995F | ZONE X |
| 208-49-007K | 40.00 | \$10.18 | YES | 47-10 | RU-4 | 04003C 0990F | ZONE X |
| 208-64-003A | 145.53 | \$22.62 | YES | 47-10 | RU-4 | 04003C 0990F | ZONE X |
| 208-64-003B | 20.00 | \$10.18 | YES | 47-10 | RU-4 | 04003C 0990F | ZONE X |
| 208-64-003C | 20.00 | \$10.18 | YES | 47-10 | RU-4 | 04003C 0990F | ZONE X |
| 208-65-002 | 65.48 | \$10.18 | YES | 47-10 | RU-4 | 04003 0995F & 04003C 0990F | ZONE X |
| TOTAL ACRES | 1,056.71 | \$192.42 | YES | YES | RURAL USE- 4 AC MIN | (DATED 8/28/2008) | MINIMAL HAZARDS |

TELEPHONE: LINES ALONG DRAGOON ROAD.

ELECTRIC SERVICE LINES: NORTH SIDE OF PROPERTY.

ELECTRIC: SULPHUR SPRINGS VALLEY ELECTRIC CO-OP.

WATER: TWO REGISTERED STOCK WELLS.

PRICE REDUCTION

OFFERING PRICE: ~~\$1,056,700~~ \$740,000

TERMS: CASH.

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