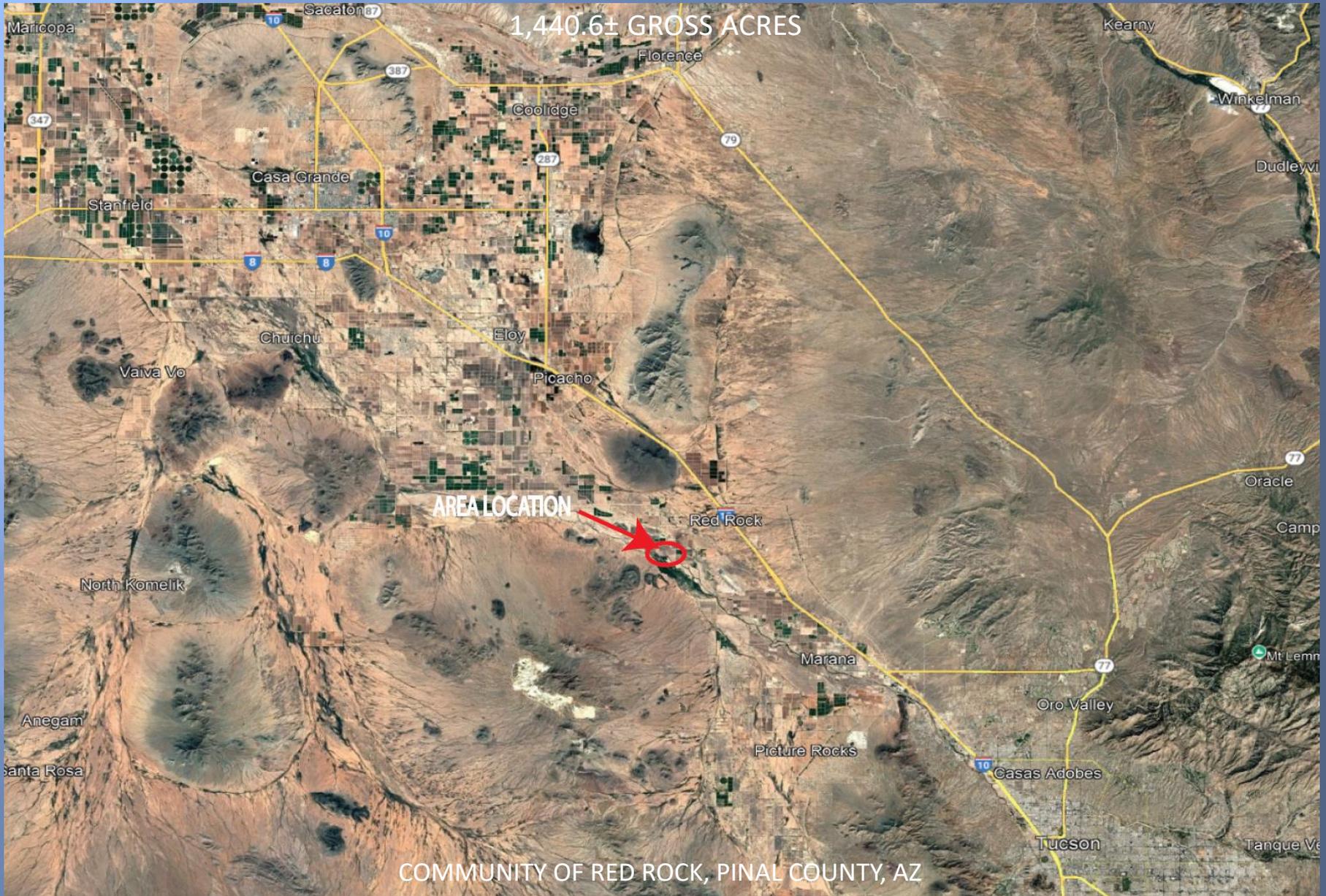


# SOUTHWEST LAND ASSOCIATES, LLC OFFERED FOR SALE

1,440.6± GROSS ACRES



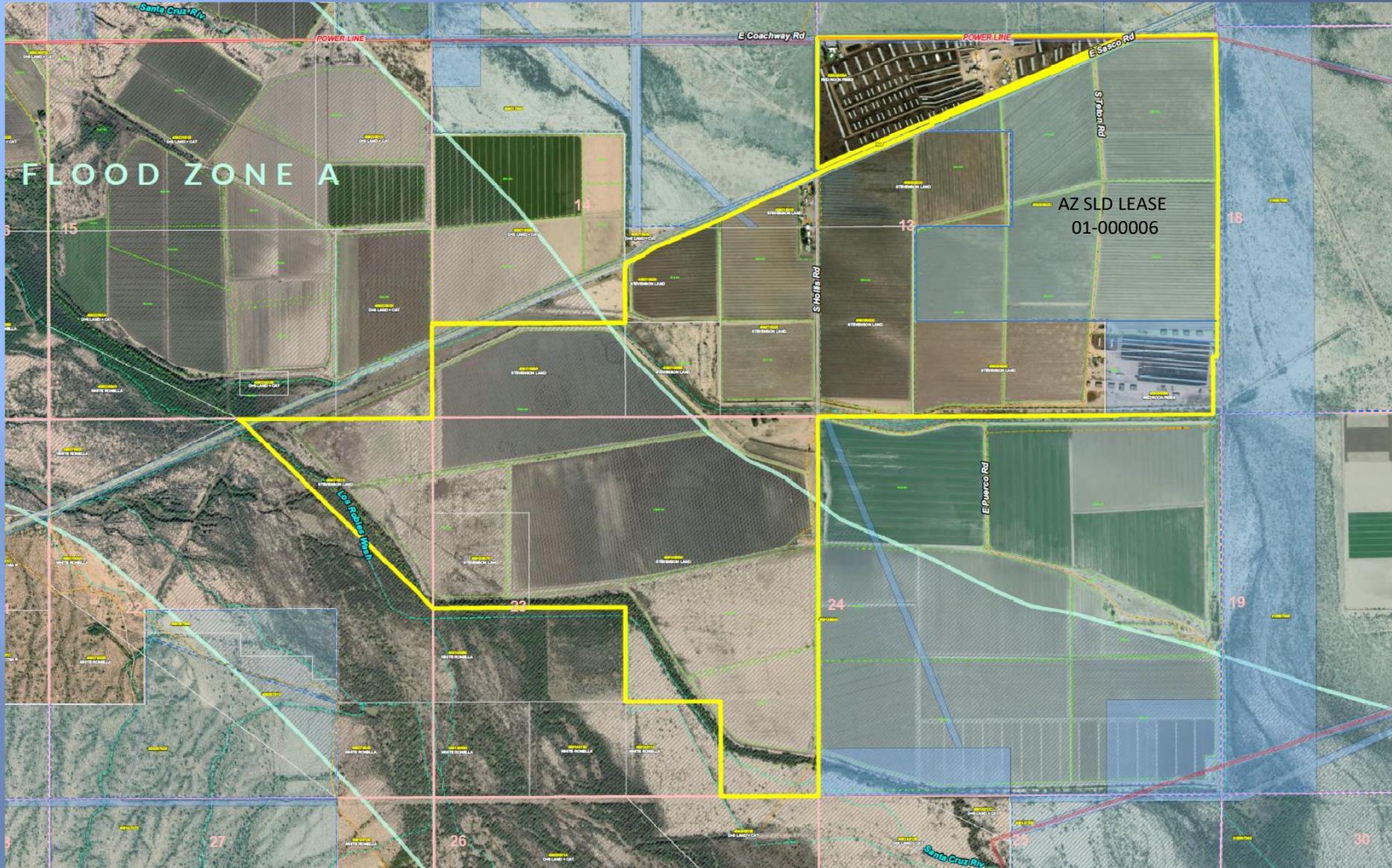
COMMUNITY OF RED ROCK, PINAL COUNTY, AZ

*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..*

# STEVENSON LAND & RED ROCK FEEDING



1,128.3± DEEDED ACRES & 312.3 AZ STATE LEASE



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Charlie Havranek, Salesman C. 602-377-7083

Office: 623-877-5180 Email: [ch@chzhavranek.com](mailto:ch@chzhavranek.com)

Luke Schlosser, Designated Broker Office: 623-882-8880

C. 602-980-3222 Email: [swland@cox.net](mailto:swland@cox.net)

Exclusively Presented By:



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

## STEVENSON LAND & RED ROCK FEEDING

- LOCATED IN THE RED ROCK AREA OF PINAL COUNTY
- 1,128.3± DEEDED ACRES & 312.3 AZ STATE LEASE
- CURRENT USES: FARM & FEEDLOT
- 1,155± ACRES GRANDFATHERED IRRIGATION RIGHTS
- WATER DELIVERED FROM ON-FARM WELLS
- FEEDLOTS, HOMES, OFFICE, FEED MILL
- PINAL COUNTY ZONING:
  - GENERAL RURAL (GR) : 520± ACRES
  - COMMERCIAL-INDUSTRIAL 2 (CI-2): 920.6± ACRES
- FLOOD HAZARD ZONE:
  - 602.5± ACRES ZONE A
  - 838.1± ACRES ZONE X
- PUBLIC ROAD FRONTAGE:
  - EAST SASCO ROAD – PAVED
  - EAST COSCHWAY - PAVED
  - SOUTH HOLLIS - PAVED
- UTILITIES – ELECTRIC, TELEPHONE AND NATURAL GAS
- SAND AND AGGREGATE DEPOSITS OBSERVED
- PRICE: \$48,000,000 (\$33,320/ACRE)
- TERMS: CASH

STEVENSON LAND COMPANY, LLC			
PARCEL #	ASSESSOR'S ACRES	ZONING	IMPROVEMENTS
409-20-002	80.00	CI-2 PZ 129-69	CROPLAND
409-20-003	72.00	CI-2 PZ 129-69	CROPLAND
409-20-004	80.00	CI-2 PZ 129-69	CROPLAND
409-14-006	400.00	GENERAL RURAL	CROPLAND
409-14-007	40.00	GENERAL RURAL	CROPLAND
409-21-001	15.48	CI-2 PZ 129-69	RES. & CROP
409-21-002	80.00	CI-2 PZ 129-69	RES. & CROP
409-21-003	36.00	CI-2 PZ 129-69	CROPLAND
409-21-006A	80.00	CI-2 PZ 129-69	CROPLAND
409-21-006B	40.00	CI-2 PZ 129-69	CROPLAND
409-27-001	80.00	GENERAL RURAL	FALLOW
<b>SUBTOTAL</b>	<b>1,003.48</b>		
RED ROCK FEEDING, LLC			
409-20-005A	94.96	CI-2 PZ 129-69	NORTH FEEDLOT
409-20-006	29.86	CI-2 PZ 129-69	SOUTH FEEDLOT
<b>SUBTOTAL</b>	<b>124.82</b>		
AZ STAT LAND DEPARTMENT AG LEASE 01-00006			
409-20-802D	312.30	CI-2 PZ 129-69	CROPLAND
<b>SUBTOTAL</b>	<b>312.30</b>		

PO BOX 5700, Goodyear, AZ 85338

Phone: (623) 882-8880

Website: [www.southwestlandassociates.com](http://www.southwestlandassociates.com)

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