

# ±649.50 ACRES FOR SALE

CASA GRANDE, ARIZONA

**LOCATION** Property is located at the NEC/SEC of Bianco Road and Kortsen Road in Casa Grande, Arizona.

**SIZE** ±649.50 acres

**PRICE** \$9,742,500 (\$15,000/acre)

**PARCELS** 503-31-005, 503-31-006B, 503-31-008, 503-36-001, 503-36-002, 503-36-003, 503-36-005, 503-36-006F, 503-36-006G, 503-36-006H, 503-36-006J AND 503-36-006K

**ZONING** GR - County of Pinal

## UTILITIES

Water - Arizona Water Company

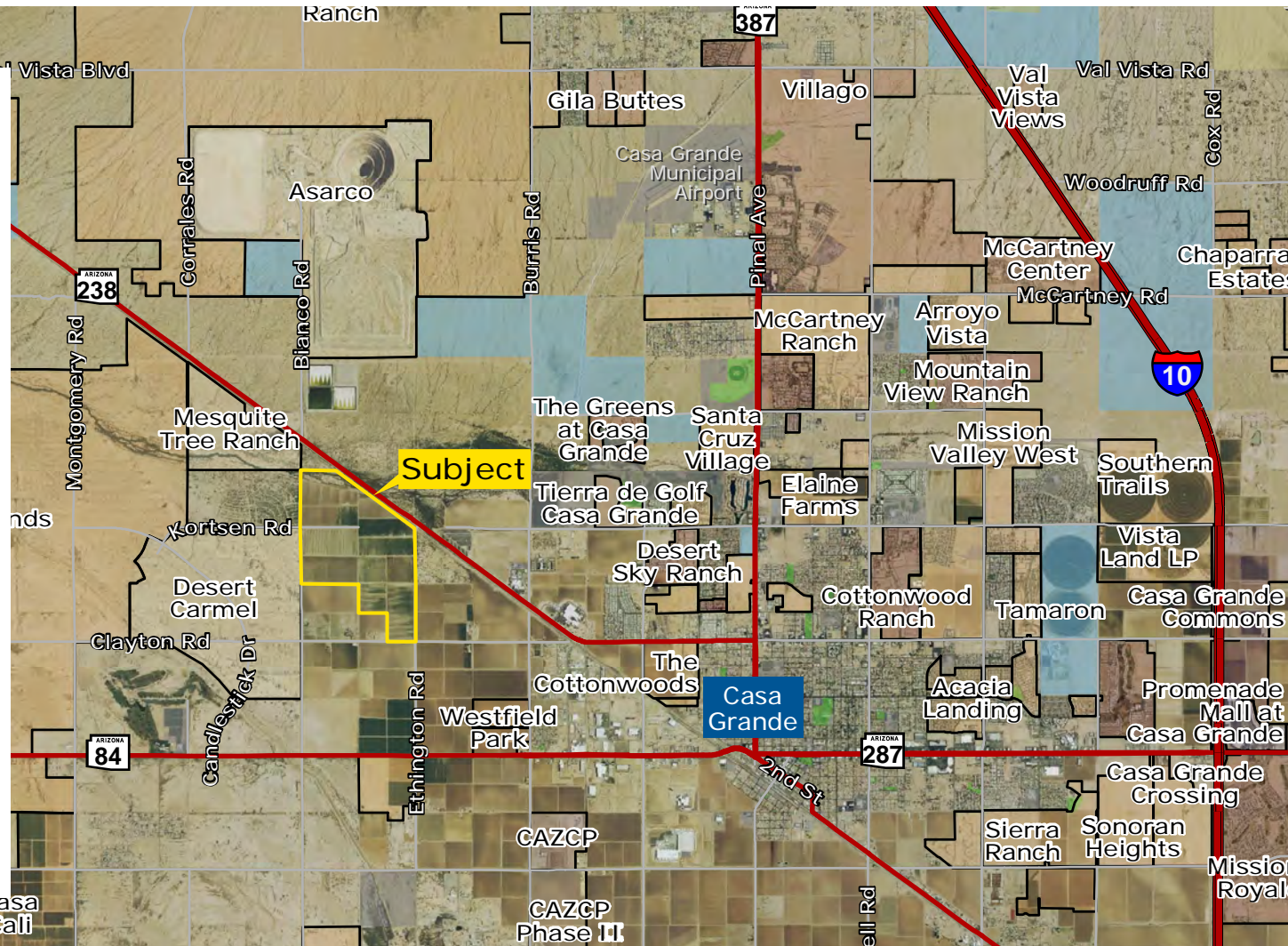
- 12 inch water main in Kortsen Road alignment
- 36 inch water main one mile east in Burn's Road Alignment

Electric - San Carlos Electric

Gas - Southwest Gas

## COMMENTS

- Large contiguous San Carlos Farm adjacent to city limits
- Located between the City of Casa Grande and the City of Maricopa with almost 1 mile of frontage on Highway 238
- Infrastructure solutions readily available



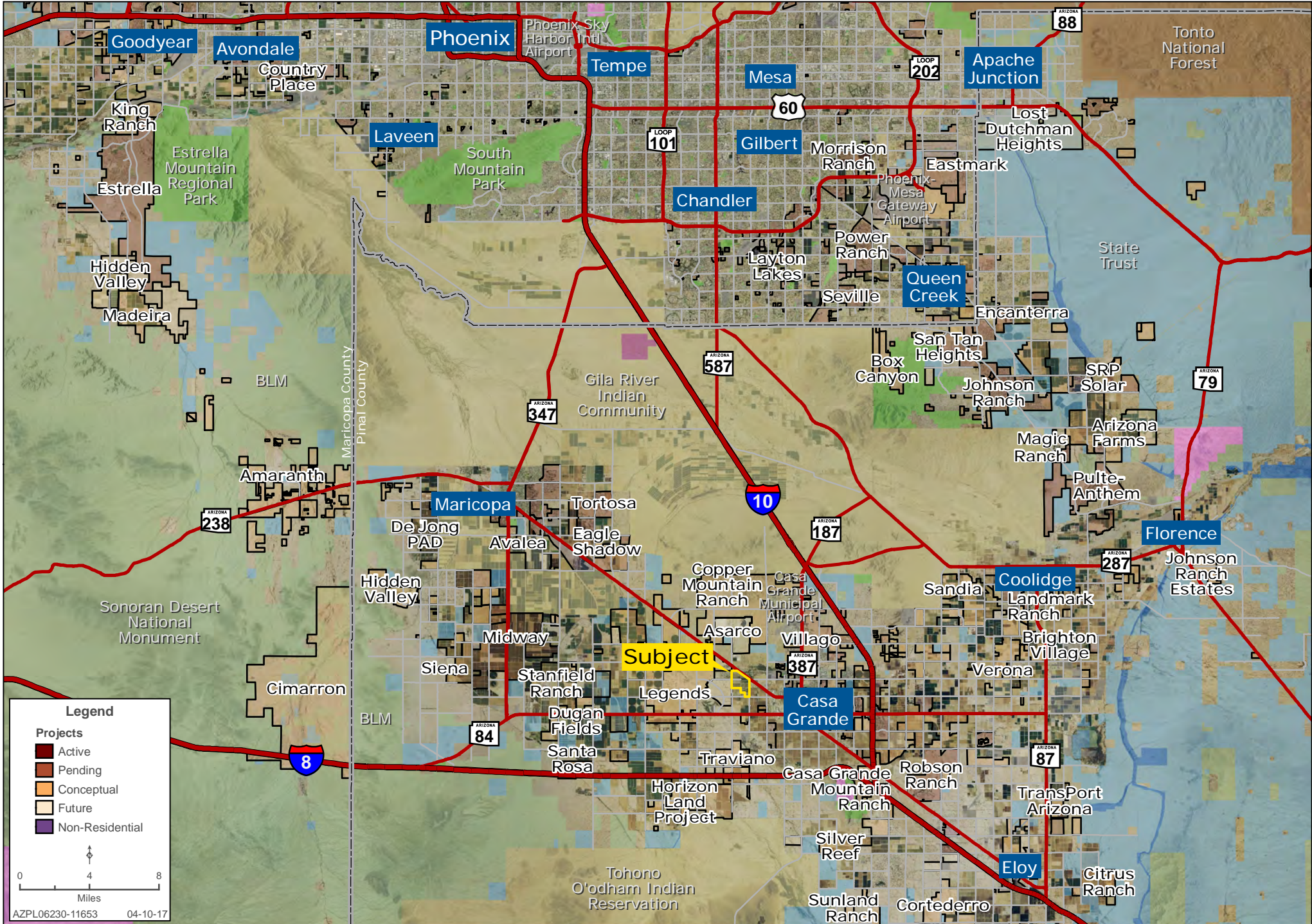
Kirk McCarville | [kmccarville@landadvisors.com](mailto:kmccarville@landadvisors.com)

442 W. Kortsen Road, Suite 203, Casa Grande, AZ 85122 ph. 520.251.0348 | [www.landadvisors.com](http://www.landadvisors.com)

The information contained herein 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 independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPL06230-8.30.18

# REGIONAL MAP

Kirk McCarville | 480.483.8100 | www.landadvisors.com



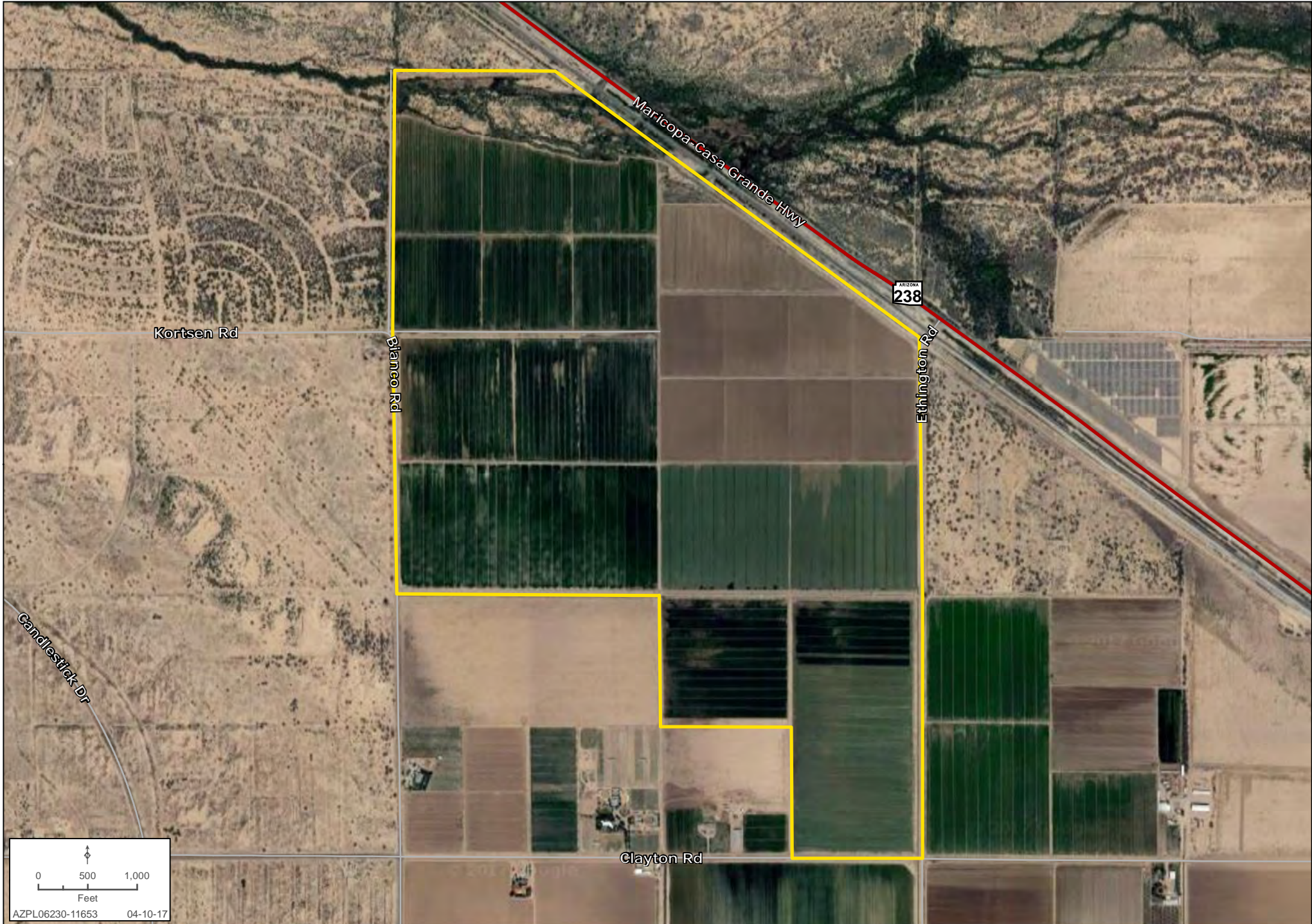
# SURROUNDING DEVELOPMENT MAP

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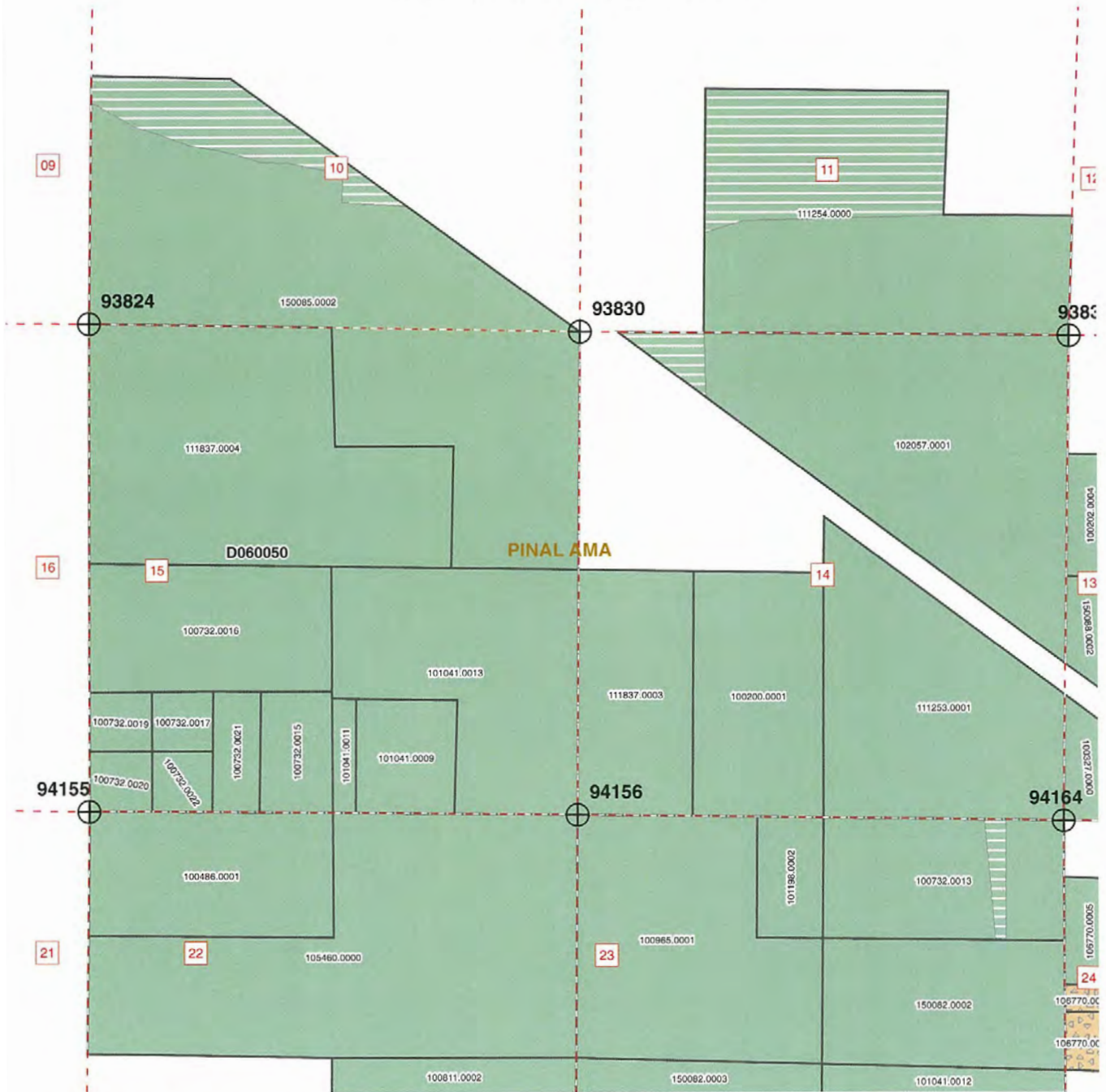
# PROPERTY DETAIL MAP

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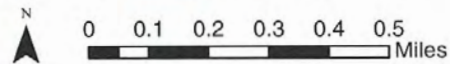


## GROUNDWATER RIGHTS

Custom Title Here (type Ctrl+T)



- |                   |                                   |   |                        |
|-------------------|-----------------------------------|---|------------------------|
| • Registered Well | Irrigation Right                  | Inactive Developed                      | Irrigation Districts   |
| ⊕ Section Corners | Part Irrigation / Part Developed* | Part Inactive Developed*                | Buckeye WLA            |
| - - - Section     | Exempt Small Right                | Extinguished                            | Pinal Protection Zones |
| Township          | Exempt Small Grouping             | Part Extinguished or Part Consolidated* | No Right               |
| County            | Withdrawn from Irrigation         | Non-Appurtenant Land                    |                        |
| AMA Boundary      | Type 1 Right                      | Restored Irrigation Right               |                        |



Map Scale 1:18,000

\* See Plat in File  
Map Printed: 8/30/2018 6:40:56 AM

## Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-101041.0013	STATUS DATE:	7/7/2011			
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE			
LAND OWNERSHIP:	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE			
2018 ALLOTMENT:	436.44	BMP Enrollee:	N	RETIRED ACRES:	0.00	
WATER DUTY ACRES:	110.49	IRRIGATION ACRES:	115.00	WATER DUTY:	3.95	Mgt Plan 3
IRRIGATION DISTRICT NAME:	SAN CARLOS		MAWA:	3.8		

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE AZ 85130	TYPE: OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	TYPE: REPORTING PARTY
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### PLACE OF USE

NW SE 15 T6.0S R5.0E  
 E1/2 SE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

Book:	503	Map:	36	Parcel:	006G	Part:	
Book:	503	Map:	36	Parcel:	006H	Part:	
Book:	503	Map:	36	Parcel:	006J	Part:	
Book:	503	Map:	36	Parcel:	006K	Part:	
Book:	503	Map:	36	Parcel:	006F	Part:	

### WELL SERVING

Well#	55 - 622028	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622029	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622030	Location	SE SW SW 10 T6.0S R5.0E	Year	2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*

## Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-150085.0002	STATUS DATE:	6/16/2011				
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE				
LAND OWNERSHIP :	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE				
2018 ALLOTMENT:	1,054.48	BMP Enrollee:	N	RETIRED ACRES:	0.00		
WATER DUTY ACRES:	269.00	IRRIGATION ACRES	279.00	WATER DUTY	3.92	Mgt Plan	3
IRRIGATION DISTRICT NAME:	SAN CARLOS		MAWA:	3.78			

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE      AZ      85130	TYPE:    OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE              AZ      85128	TYPE:    REPORTING PARTY
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### PLACE OF USE

S1/2 10 T6.0S R5.0E  
 NE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

Book:	503	Map:	31	Parcel:	006B	Part:	
Book:	503	Map:	36	Parcel:	001	Part:	
Book:	503	Map:	36	Parcel:	005	Part:	
Book:	503	Map:	31	Parcel:	5	Part:	
Book:	503	Map:	31	Parcel:	8	Part:	

### WELL SERVING

Well#	55 - 622029	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622030	Location	SE SW SW 10 T6.0S R5.0E	Year	2018
Well#	55 - 622028	Location	SE NE SE 16 T6.0S R6.0E	Year	2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*

## Arizona Department of Water Resources Groundwater Right/Facility Report

<b>RIGHT #:</b> 58-111837.0004	<b>STATUS DATE:</b> 7/6/2011		
<b>AMA:</b> PINAL AMA	<b>RIGHT/PERMIT/FACILITY TYPE:</b> IRRIGATION USE		
<b>LAND OWNERSHIP:</b> PRIVATE OR COMPANY	<b>FILE STATUS:</b> ACTIVE - FULL CONVEYANCE		
<b>2018 ALLOTMENT:</b> 759.77	<b>BMP Enrollee:</b> N	<b>RETIRED ACRES:</b> 0.00	
<b>WATER DUTY ACRES:</b> 161.31	<b>IRRIGATION ACRES:</b> 195.00	<b>WATER DUTY:</b> 4.71	<b>Mgt Plan:</b> 3
<b>IRRIGATION DISTRICT NAME:</b> SAN CARLOS	<b>MAWA:</b> 3.9		

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE AZ 85130	<b>TYPE:</b> OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	<b>TYPE:</b> REPORTING PARTY
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### PLACE OF USE

NW 15 T6.0S R5.0E  
 SW NE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 002	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 003	<b>Part:</b>

### WELL SERVING

<b>Well#</b> 55 - 622028	<b>Location</b> SE NE SE 16 T6.0S R6.0E	<b>Year</b> 2018
<b>Well#</b> 55 - 622029	<b>Location</b> SE NE SE 16 T6.0S R6.0E	<b>Year</b> 2018
<b>Well#</b> 55 - 622030	<b>Location</b> SE SW SW 10 T6.0S R5.0E	<b>Year</b> 2018

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*