

±116 ACRES FOR SALE

EXCLUSIVE LISTING | BUCKEYE, ARIZONA

LOCATION NWC of Wilson Road and Southern Avenue in Buckeye, Arizona

SIZE ±116 acres

PRICE Submit

PARCELS 504-38-012M and 504-38-012K

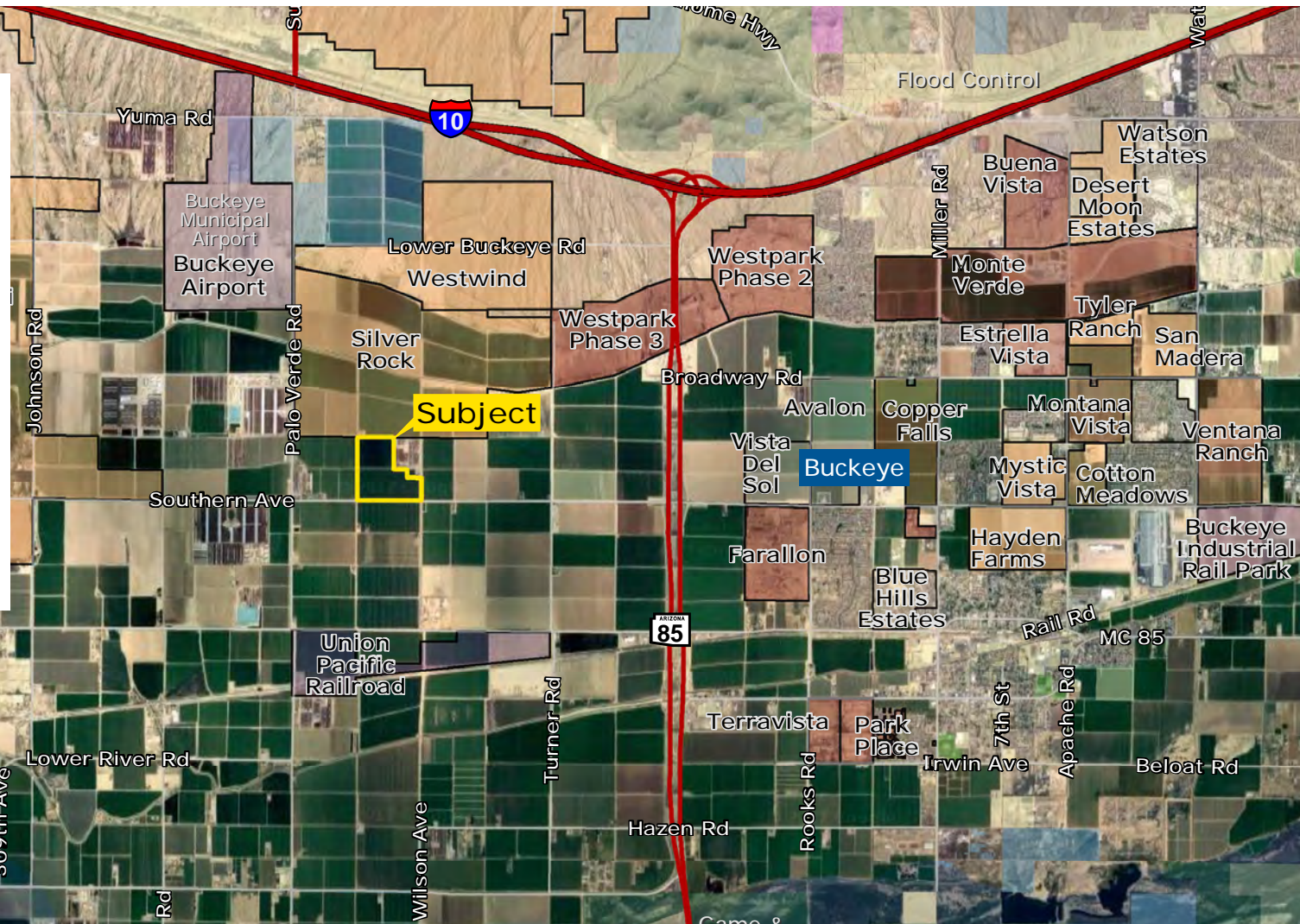
ZONING Agricultural

GENERAL PLAN Employment

2015 TAXES \$5,237.80

IRRIGATION Roosevelt irrigation District

COMMENTS Section corner between I-10 and Union Pacific Rail Line. Property has a farm lease, providing \$150 per acre in rental income.



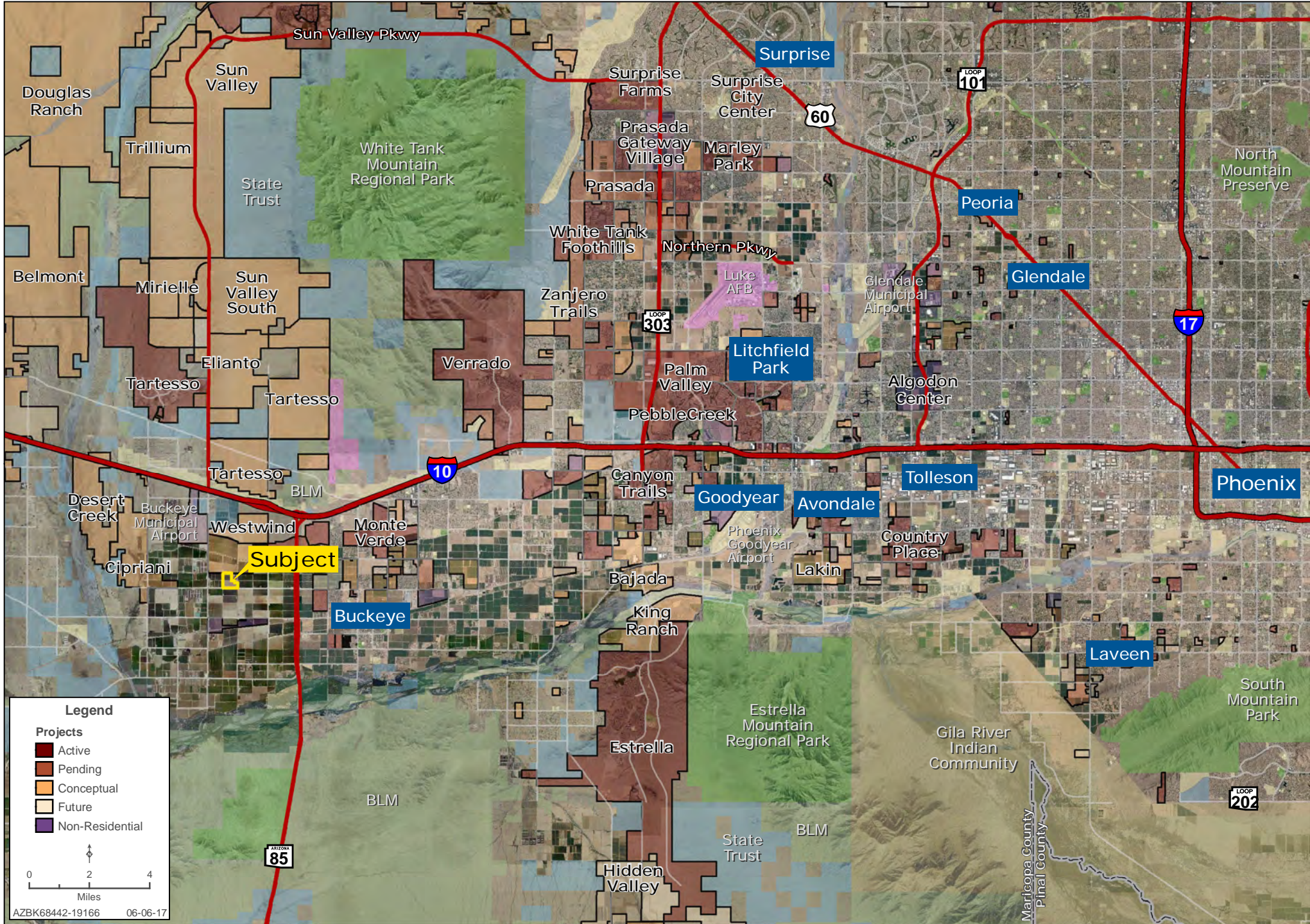
Greg Vogel | gvogel@landadvisors.com Mike Schwab | mschwab@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZBK68442-6.6.17



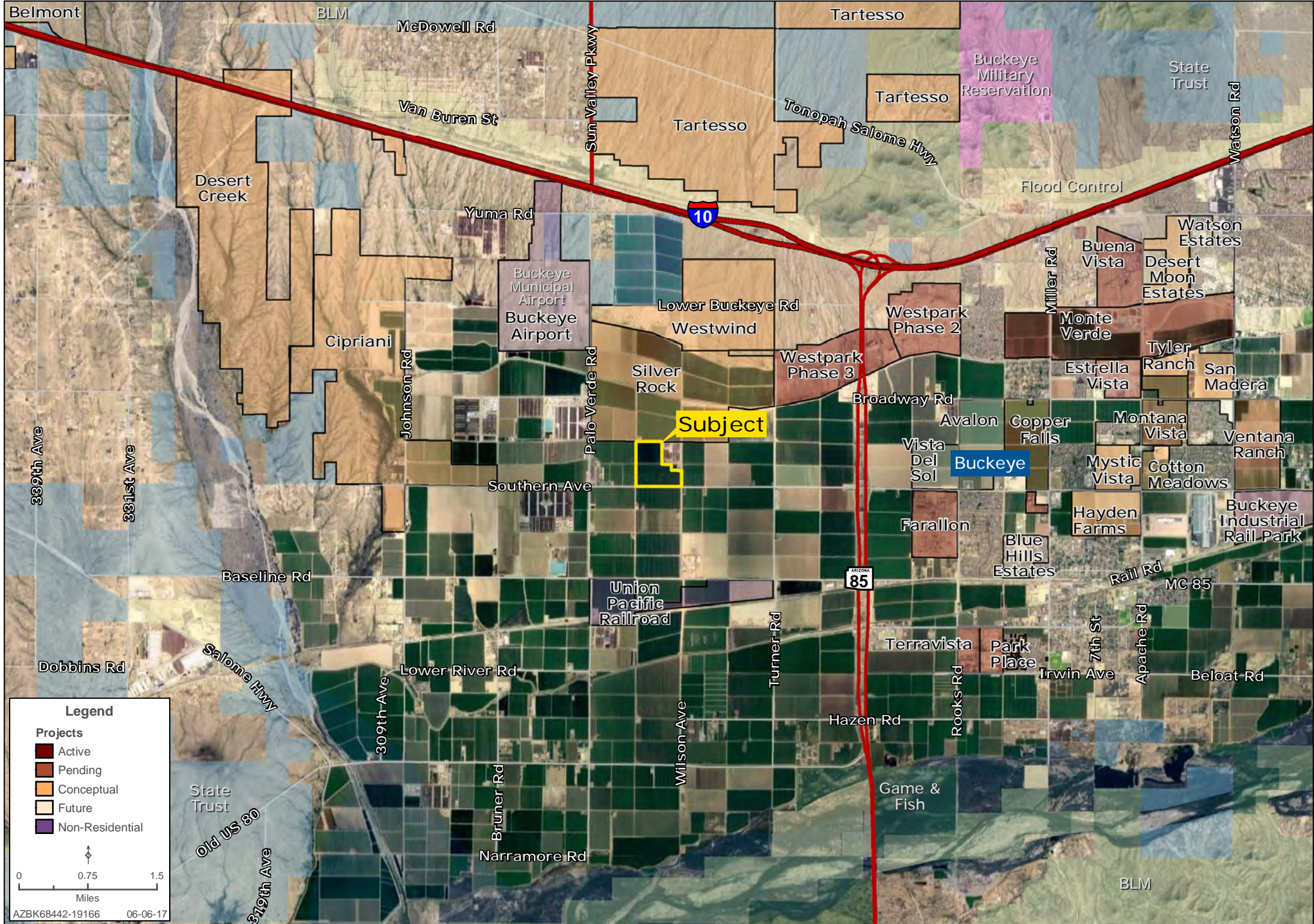
REGIONAL MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com



SURROUNDING DEVELOPMENT MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com



Legend

Projects

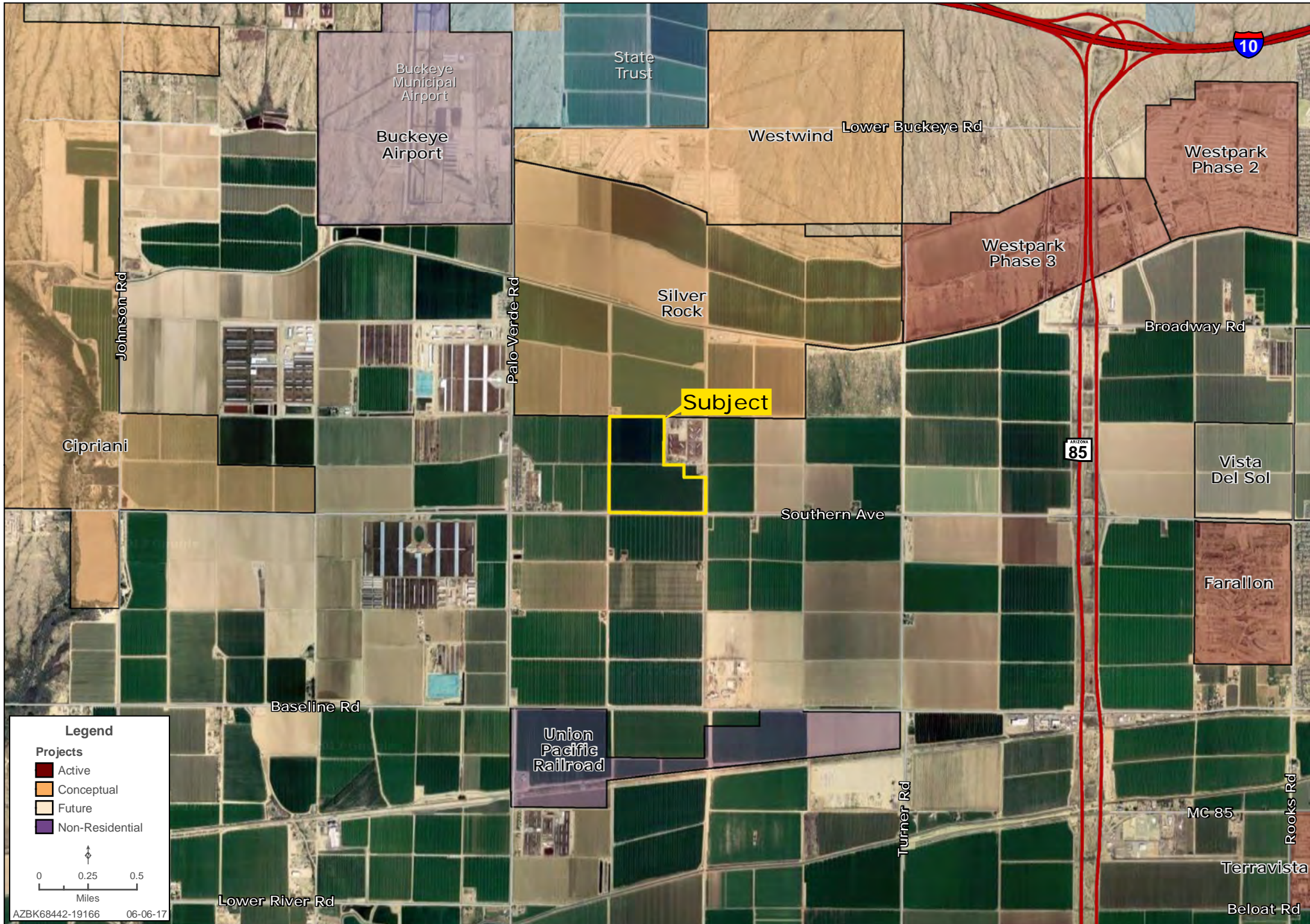
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.75 1.5
Miles

AZBK68442-19166 06-06-17

SURROUNDING AREA MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com



PROPERTY DETAIL MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com



0 250 500
Feet
AZBK68442-19166 06-06-17

ALTA/ACSM LAND TITLE SURVEY

ALTA / A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

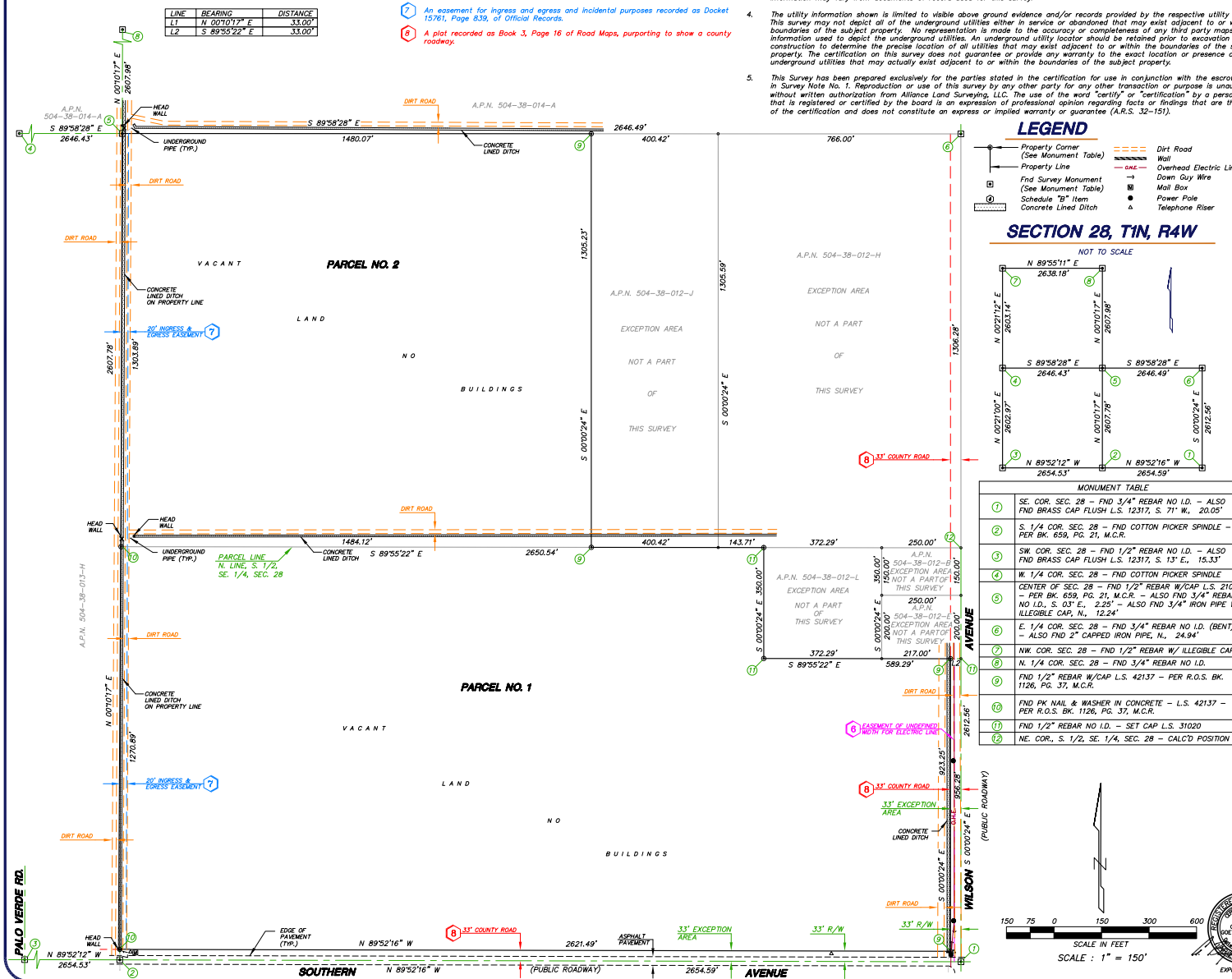
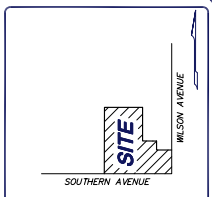
LINE	BEARING	DISTANCE
L1	N 00°10'17" E	33.00'
L2	S 89°55'22" E	33.00'

SCHEDULE "B" ITEMS

- An easement for canals, ditches and laterals and incidental purposes recorded as Book 42 of Miscellaneous, Page 226, of Official Records. (AFFECTS AN UNDEFINED PORTION OF THE SE. 1/4, SEC. 28, T1N, R4W)
- An easement for electric lines and incidental purposes recorded as Book 63 of Miscellaneous, Page 35, of Official Records.
- An easement for ingress and egress and incidental purposes recorded as Docket 15761, Page 839, of Official Records.
- A plot recorded as Book 3, Page 16 of Road Maps, purporting to show a county roadway.

SURVEY NOTES

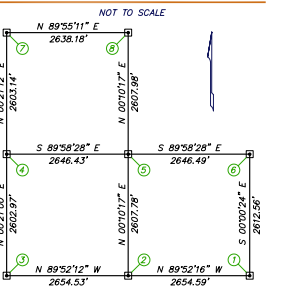
- This survey is based on a Commitment for Title Insurance issued by Thomas Title & Escrow, LLC, issuing agent for First American Title Insurance Company, File Number 121591-33, dated September 24, 2012.
- BASIS OF BEARING: The monument line of Wilson Avenue, also being the East line of the Southeast quarter of Section 28, using a bearing of South 00 degrees 00 minutes 24 seconds East, per the Record of Survey recorded in Book 659, Page 21, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).



LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- Schedule "B" Item
- Concrete Lined Ditch
- Dirt Road
- Overhead Electric Line
- Down Guy Wire
- Mail Box
- Power Pole
- Telephone Riser

SECTION 28, T1N, R4W



MONUMENT TABLE
1 SE. COR. SEC. 28 - FND 3/4" REBAR NO I.D. - ALSO FND BRASS CAP FLUSH L.S. 12317, S. 71" W. 20.05'
2 S. 1/4 COR. SEC. 28 - FND COTTON PICKER SPINDLE - PER BK. 659, PG. 21, M.C.R.
3 SW. COR. SEC. 28 - FND 1/2" REBAR NO I.D. - ALSO FND BRASS CAP FLUSH L.S. 12317, S. 13" E., 15.33'
4 W. 1/4 COR. SEC. 28 - FND COTTON PICKER SPINDLE
5 CENTER OF SEC. 28 - FND 1/2" REBAR W/CAP L.S. 21081 - PER BK. 659, PG. 21, M.C.R. - ALSO FND 3/4" REBAR NO I.D., S. 03° E., 2.25' - ALSO FND 3/4" IRON PIPE W/ ILLIBLEGIBLE CAP, N., 12.24'
6 E. 1/4 COR. SEC. 28 - FND 3/4" REBAR NO I.D. (BENT) - ALSO FND 2" CAPPED IRON PIPE, N., 24.94'
7 NW. COR. SEC. 28 - FND 1/2" REBAR W/ ILLIBLEGIBLE CAP
8 N. 1/4 COR. SEC. 28 - FND 3/4" REBAR NO I.D.
9 FND 1/2" REBAR W/CAP L.S. 42137 - PER R.O.S. BK. 1126, PG. 37, M.C.R.
10 FND PK NAIL & WASHER IN CONCRETE - L.S. 42137 - PER R.O.S. BK. 1126, PG. 37, M.C.R.
11 FND 1/2" REBAR NO I.D. - SET CAP L.S. 31020
12 NE. COR., S. 1/2, SE. 1/4, SEC. 28 - CALC'D POSITION

PARCEL DESCRIPTION

PARCEL NO. 1:
The South half of the Southeast quarter of Section 28, Township 1 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Except beginning at the Northeast corner of the South half of the Southeast quarter of said Section 28; thence South 150 feet; thence West 250 feet; thence North 150 feet to the North property line; thence East along the North property line to the point of beginning; and also Except commencing at the Northeast corner of the South half of the Southeast quarter of said Section 28; thence South 150 feet to the true point of beginning; thence South 200 feet; thence East to the East Section line, being the true point of beginning; and also Except commencing at the East quarter corner of said Section 28, being a 3/4" rebar, from whence the Southeast corner of said Section 28, being a 3/4" rebar, bears South 00 degrees 00 minutes 24 seconds East (basis of bearings) a distance of 2612.63 feet; thence South 00 degrees 00 minutes 24 seconds East along the East line of Section 28 a distance of 1505.62 feet to the Northeast corner of the South half of the Southeast quarter of Section 28; thence North 89 degrees 55 minutes 41 seconds West along the North line thereof a distance of 250.00 feet to the point of beginning; thence South 00 degrees 00 minutes 24 seconds East parallel with the East line of Section 28 a distance of 350.00 feet; thence North 89 degrees 55 minutes 41 seconds West parallel with the North line of the South half of the Southeast quarter of Section 28 a distance of 372.29 feet; thence North 00 degrees 00 minutes 24 seconds West parallel with the East line of Section 28 a distance of 350.00 feet to the North line of the South half of the Southeast quarter of Section 28; thence South 89 degrees 55 minutes 41 seconds East along said North line a distance of 372.29 feet to the point of beginning; and also Except the South 33 feet and the East 33 feet for roads.

PARCEL NO. 2:
The North half of the Southeast quarter of Section 28, Township 1 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Except the East 766 feet thereof; and also Except commencing at the East quarter corner of said Section 28, being a 3/4" rebar, from whence the Southeast corner of Section 28, being a 3/4" rebar, bears South 00 degrees 00 minutes 24 seconds East (basis of bearings), a distance of 2612.63 feet; thence North 89 degrees 58 minutes 48 seconds West along the East-West mid-section line, a distance of 766.00 feet to the point of beginning; thence South 00 degrees 00 minutes 24 seconds East, parallel with the East line of Section 28, a distance of 1505.62 feet to the South line of the North half of the Southeast quarter of Section 28; thence North 89 degrees 55 minutes 41 seconds West along said South line, a distance of 400.42 feet; thence North 00 degrees 00 minutes 24 seconds West, parallel with the East line of Section 28, a distance of 1305.26 feet to the North line of the Southeast quarter of Section 28; thence North 89 degrees 58 minutes 48 seconds East along said North line, a distance of 400.42 feet to the point of beginning.

REFERENCE DOCUMENTS

- R.O.S. PER BOOK 659, PAGE 21, M.C.R.
- R.O.S. PER BOOK 868, PAGE 6, M.C.R.
- R.O.S. PER BOOK 1126, PAGE 37, M.C.R.
- A.E.N.L. 504-38-012-K, 504-38-012-M
- LAND AREA: 116.149 ACRES - 5,059,431 SQ. FT.
- STRIPPED PARKING SPACE TABULATION: Three (3) STRIPPED PARKING SPACES on the subject property.

SITE INFORMATION

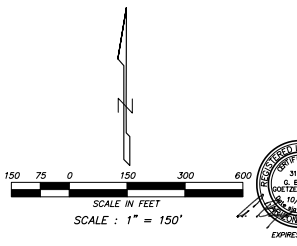
ADDRESS: VACANT LAND - WILSON AVENUE & SOUTHERN AVENUE, BUCKEYE, ARIZONA
No buildings existing on the surveyed property.

CERTIFICATION

TO:
THOMAS RUSSELL and or Nominees; IOTA BUCKEYE, LLC, an Arizona limited liability company; THOMAS TITLE & ESCROW, LLC, and FIRST AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, 10(a), 11(a), and 14 of Table A thereof. The field work was completed on 10/9/2012.

October 11, 2012
G. Bryan Goetzemberger
R.L.S. 31020



ALTA / A.C.S.M. LAND TITLE SURVEY
VACANT LAND - WILSON AVENUE & SOUTHERN AVENUE, BUCKEYE, ARIZONA

STATEWIDE SERVICE IN ARIZONA
www.alliancelandsurveying.com

7800 N. 70th AVENUE TEL: (602) 872-2800
SUITE 104 FAX: (602) 872-9110
GLENDALE, AZ 85309

ALLIANCE LAND SURVEYING, LLC
R/L.S. 31020

SHEET: 1 OF 1 DATE: 10-11-12 JOB NO.: 21020