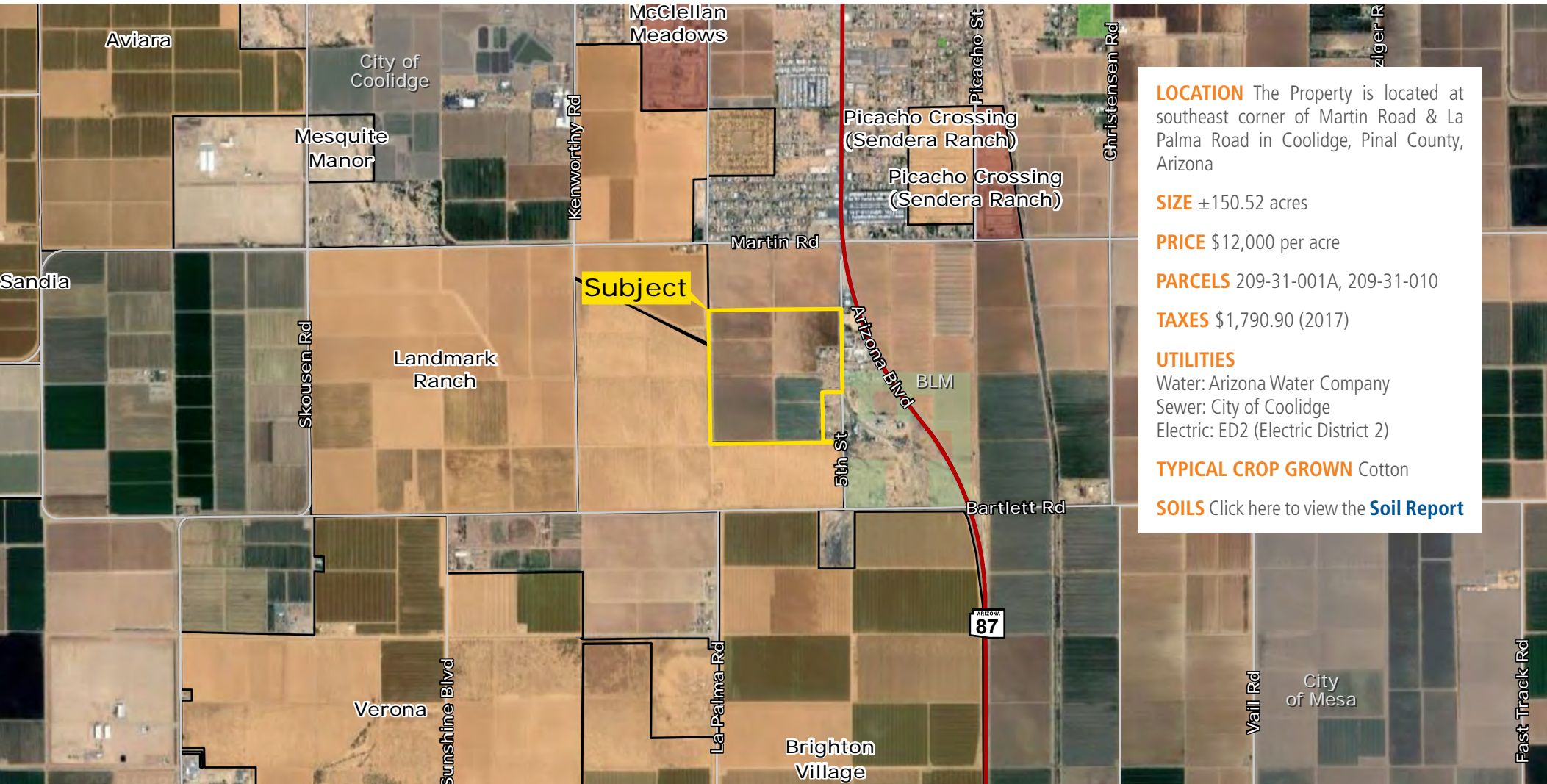


±150 ACRE MCGAVIN FARM

EXCLUSIVE LISTING | SEC MARTIN ROAD & LA PALMA ROAD | COOLIDGE, PINAL COUNTY, ARIZONA



LOCATION The Property is located at southeast corner of Martin Road & La Palma Road in Coolidge, Pinal County, Arizona

SIZE ±150.52 acres

PRICE \$12,000 per acre

PARCELS 209-31-001A, 209-31-010

TAXES \$1,790.90 (2017)

UTILITIES
Water: Arizona Water Company
Sewer: City of Coolidge
Electric: ED2 (Electric District 2)

TYPICAL CROP GROWN Cotton

SOILS [Click here to view the Soil Report](#)

Kirk McCarville | kmccarville@landadvisors.com

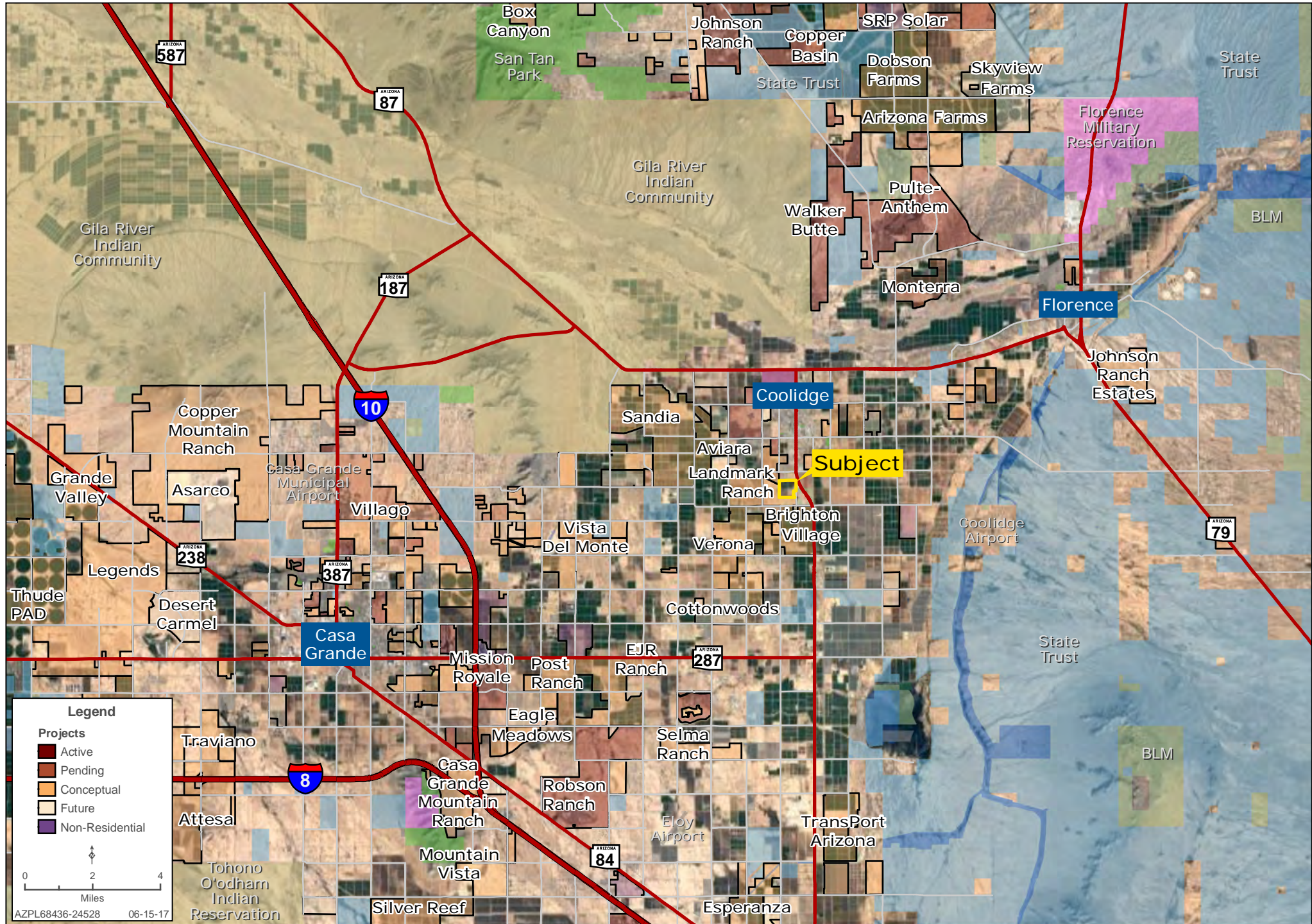
442 W. Kortsen Road, Suite 203, Casa Grande, Arizona 85122 ph. 520.251.0348 | www.landadvisors.com

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. AZPL68436-5.29.18



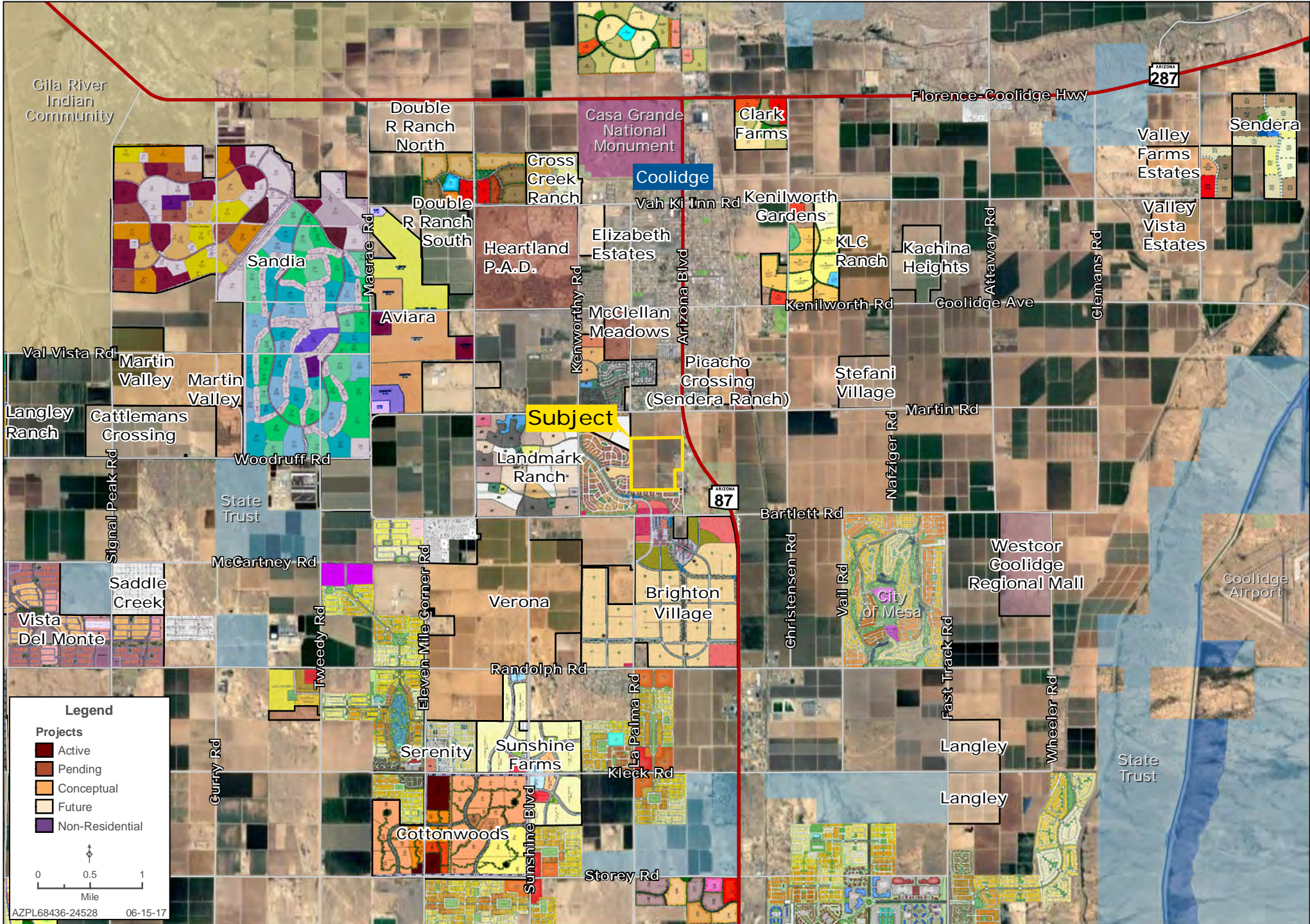
REGIONAL MAP

Kirk McCarville | 480.483.8100 | www.landadvisors.com



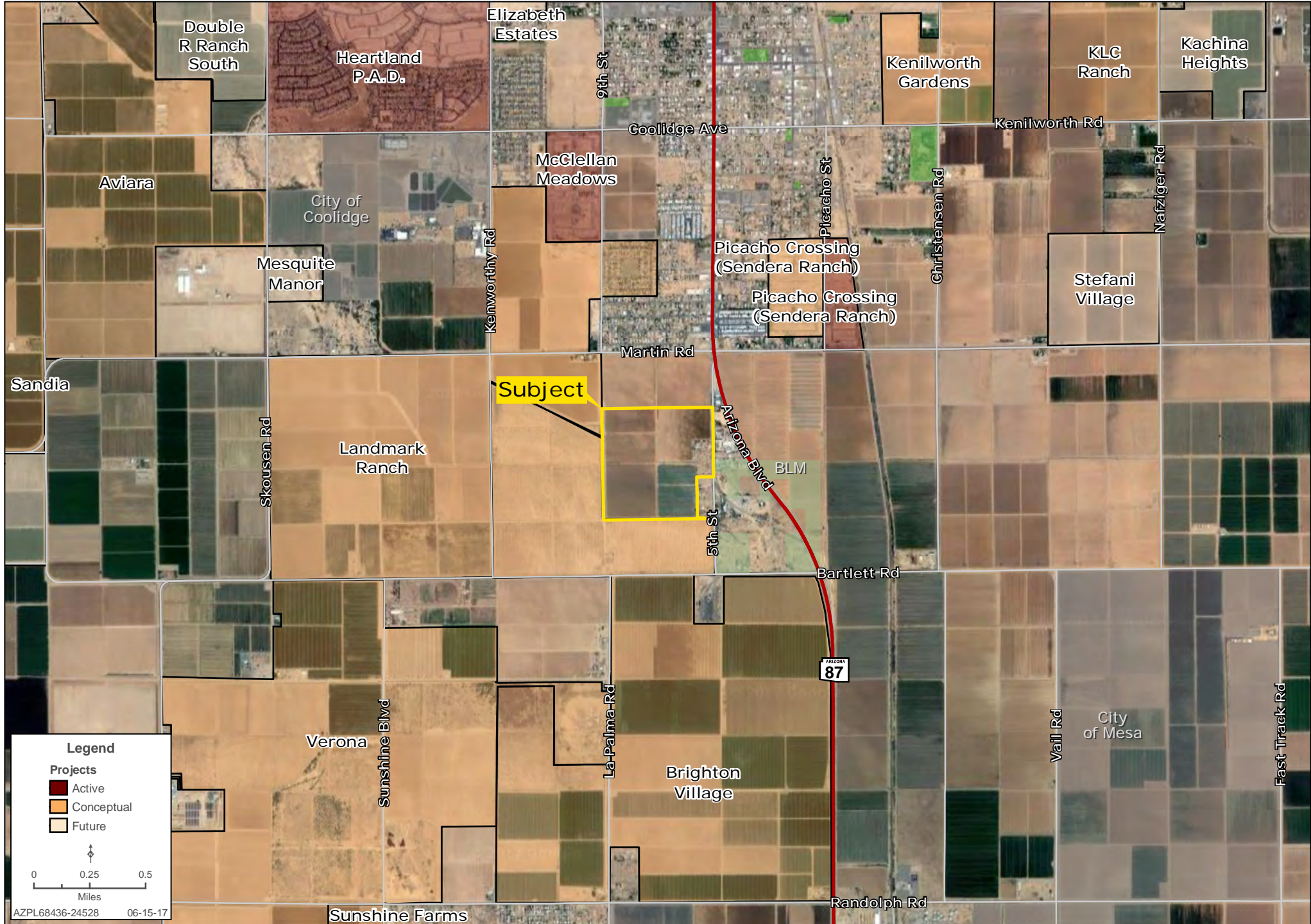
SURROUNDING DEVELOPMENT MAP

Kirk McCarville | 480.483.8100 | www.landadvisors.com



SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

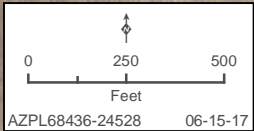
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0 250 500
Feet
AZPL68436-24528 06-15-17

SOILS MAP

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Pinal County, Arizona, Western Part (AZ659)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Casa Grande fine sandy loam, 0 to 3 percent slopes	94.3	63.0%
4	Casa Grande clay loam	0.1	0.1%
24	Glenbar clay loam, 0 to 2 percent slopes	55.2	36.9%
Totals for Area of Interest		149.6	100.0%

Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-101948.0016	STATUS DATE:	7/30/2014
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE
LAND OWNERSHIP :	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE
2017 ALLOTMENT:	504.74	BMP Enrollee:	N
		RETIRED ACRES:	0.00
WATER DUTY ACRES:	139.43	IRRIGATION ACRES	150.00
		WATER DUTY	3.62
			Mgt Plan 3
IRRIGATION DISTRICT NAME:		MAWA:	3.36

NAME & ADDRESS

CROSSROADS 140, LLC	TYPE:	OWNER
AN ARIZONA LIMITED LIABILITY COMPANY		
1703 NORTH THORNTON ROAD		
CASA GRANDE	AZ	85122

VALLEY CONSULTING SERVICE	TYPE:	REPORTING PARTY
ATTN: JIM JEPSEN		
P.O. BOX 2241		
COOLIDGE	AZ	85128

PLACE OF USE

S1/2 NE 33 T5.0S R8.0E

N1/2 SE 33 T5.0S R8.0E

BOOK/MAP/PARCEL

Book: 209 **Map:** 31 **Parcel:** 001A **Part:**

Book: 209 **Map:** 31 **Parcel:** 010 **Part:**

WELL SERVING

Well#	55 - 619215	Location	NE NW SE 33 T5.0S R8.0E	Year	2017
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Well#	55 - 619213	Location	SE SE NE 33 T5.0S R8.0E	Year	2017
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RIGHT TO FACILITY RELATIONSHIPS

*** NO DATA FOUND ***