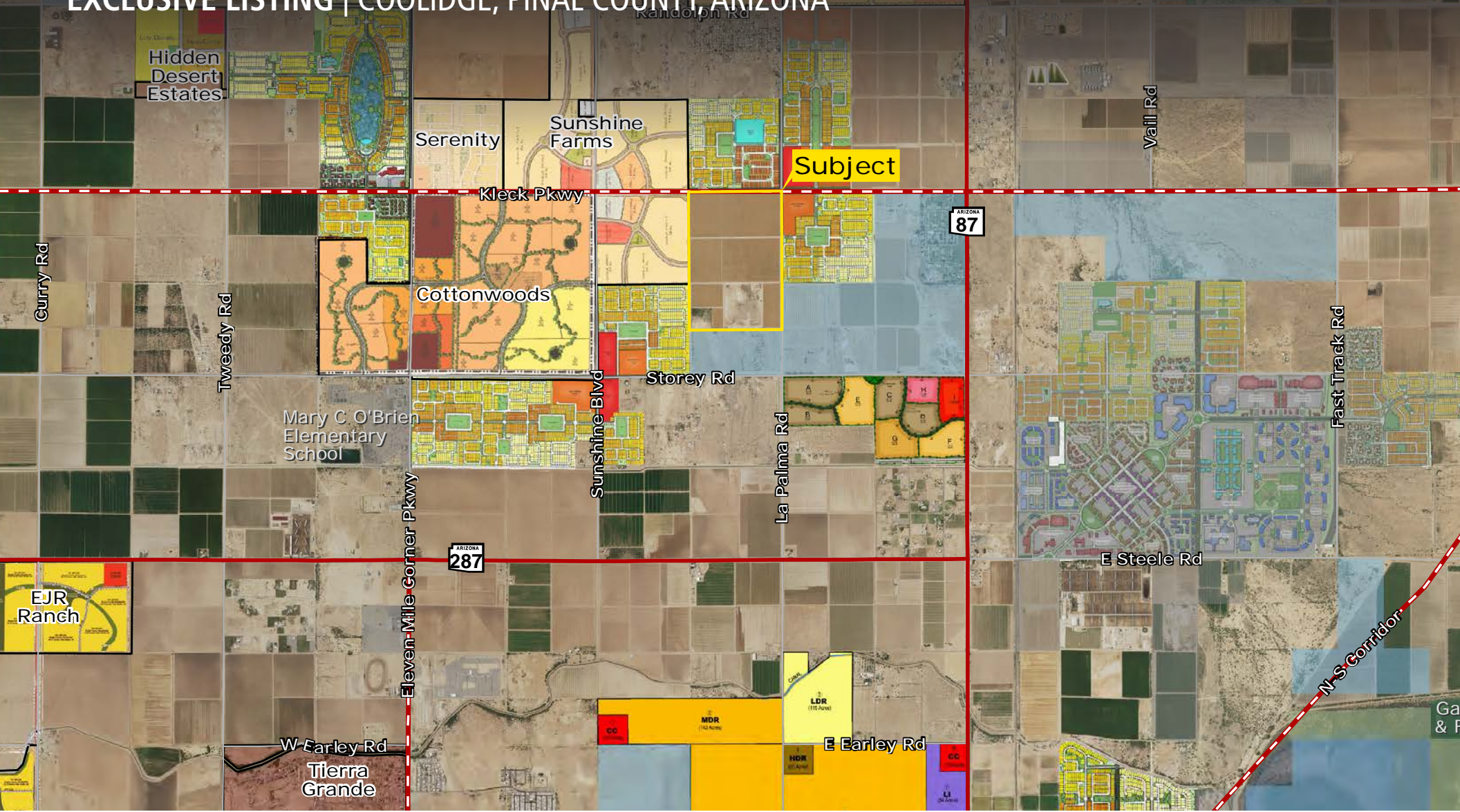


# ±242 ACRES FOR SALE

EXCLUSIVE LISTING | COOLIDGE, PINAL COUNTY, ARIZONA



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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. AZPL38541 - 11.5.2019





# ±242 ACRES FOR SALE | PROPERTY INFORMATION

## LOCATION

The Property is located outside of Coolidge, Arizona at the SWC of Kleck Road and La Palma Road.

**ASKING PRICE** \$3,025,000 (\$12,500 per acre)

**SIZE** ±242 acres

**PARCEL** 401-21-035, 401-21-036

**ZONING** GR - General Rural

**GENERAL PLANS** Moderate Low Density Residential (1-3.5 du/ac)

**TAXES** \$11,331.06 (2019)

## COMMENTS

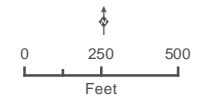
- Located in Pinal County with property lines adjacent to the City of Coolidge. The Kleck Farm is positioned within the path of growth in Pinal County with ongoing residential development, solar development and the soon to be coming Nikola Motors in the Pinal Business Park, all located in Coolidge, AZ.
- Farm is currently in the middle of a long-term lease that started in 2012 and expires Dec. 31st 2023. Rent per acre is currently at \$467/acre and will increase to \$500/acre for years 2021-2023.
- This farm is currently irrigating ±177 acres with a water efficient sub-surface drip irrigation system on 40" spacing. This farm is within Hohokam Irrigation District and has private irrigation wells on the property. ADWR well registration numbers are 55-625781, 55-625784 and the properties Grandfathered Groundwater Right is # 58-109251.0020.
- Crops currently grown in the area: industrial hemp, alfalfa, cotton, wheat, and other forage crops.

**KORTSEN/KLECK ROAD ALIGNMENT** Also referred to as the "Casa Grande Connector," this project involves the widening of this facility from two lanes to four lanes from Henness Road to the West, located in the City of Casa Grande, to the future alignment of the North-South Corridor Parkway to the East, located in the City of Coolidge. The widening of the Casa Grande Connector will involve a 14 mile corridor, and represents a total of 28 additional lane miles of roadway construction. The estimated cost of this roadway project is approximately \$44.8 million. [Click here more more information.](#) (Source: PRTA Pinal Regional Transportation Plan).



# PROPERTY DETAIL MAP

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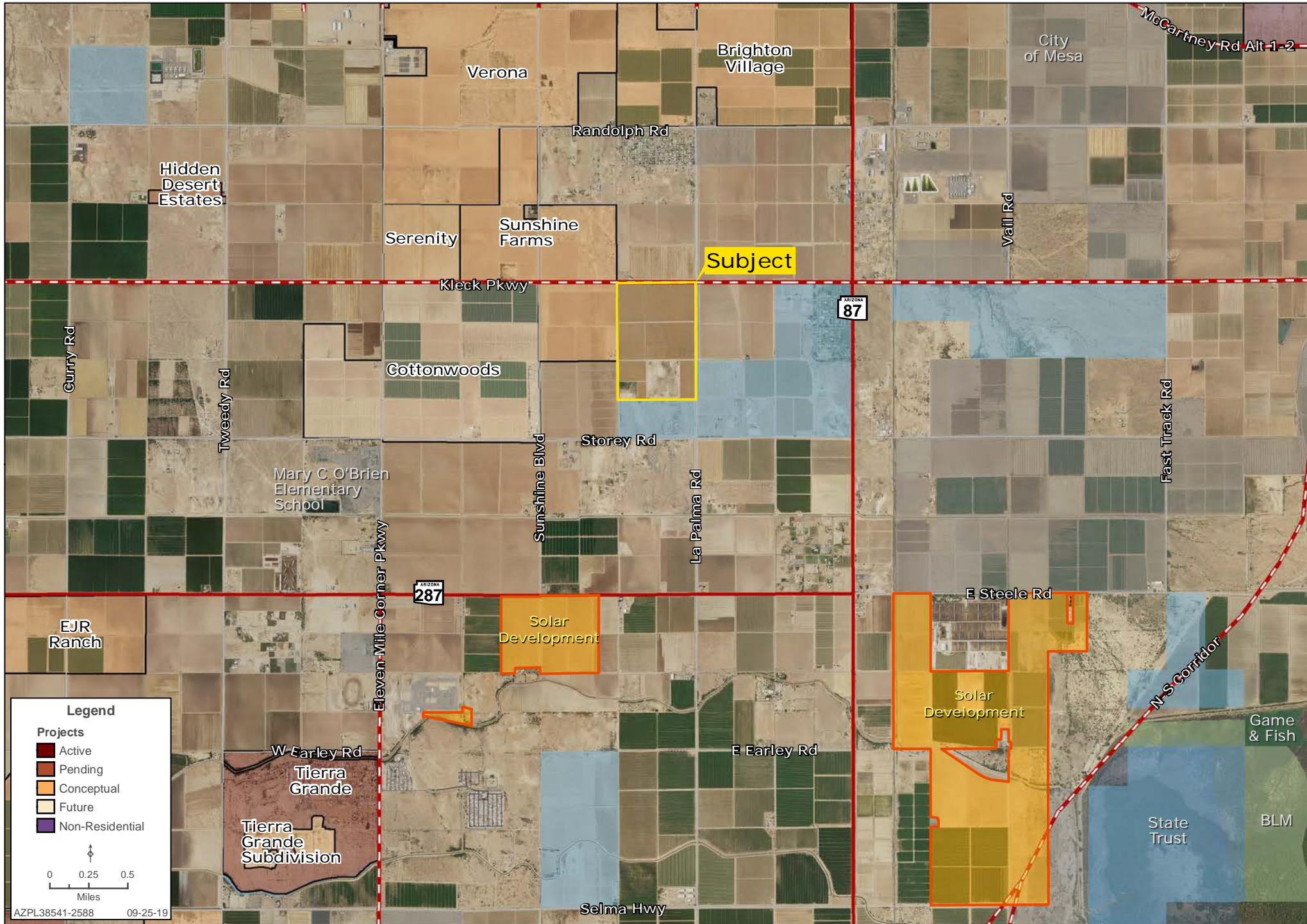


AZPL38541-2588 09-25-19



# SURROUNDING DEVELOPMENT MAP

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# REGIONAL MAP

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±242 ACRES FOR SALE | PROPERTY PHOTOS

