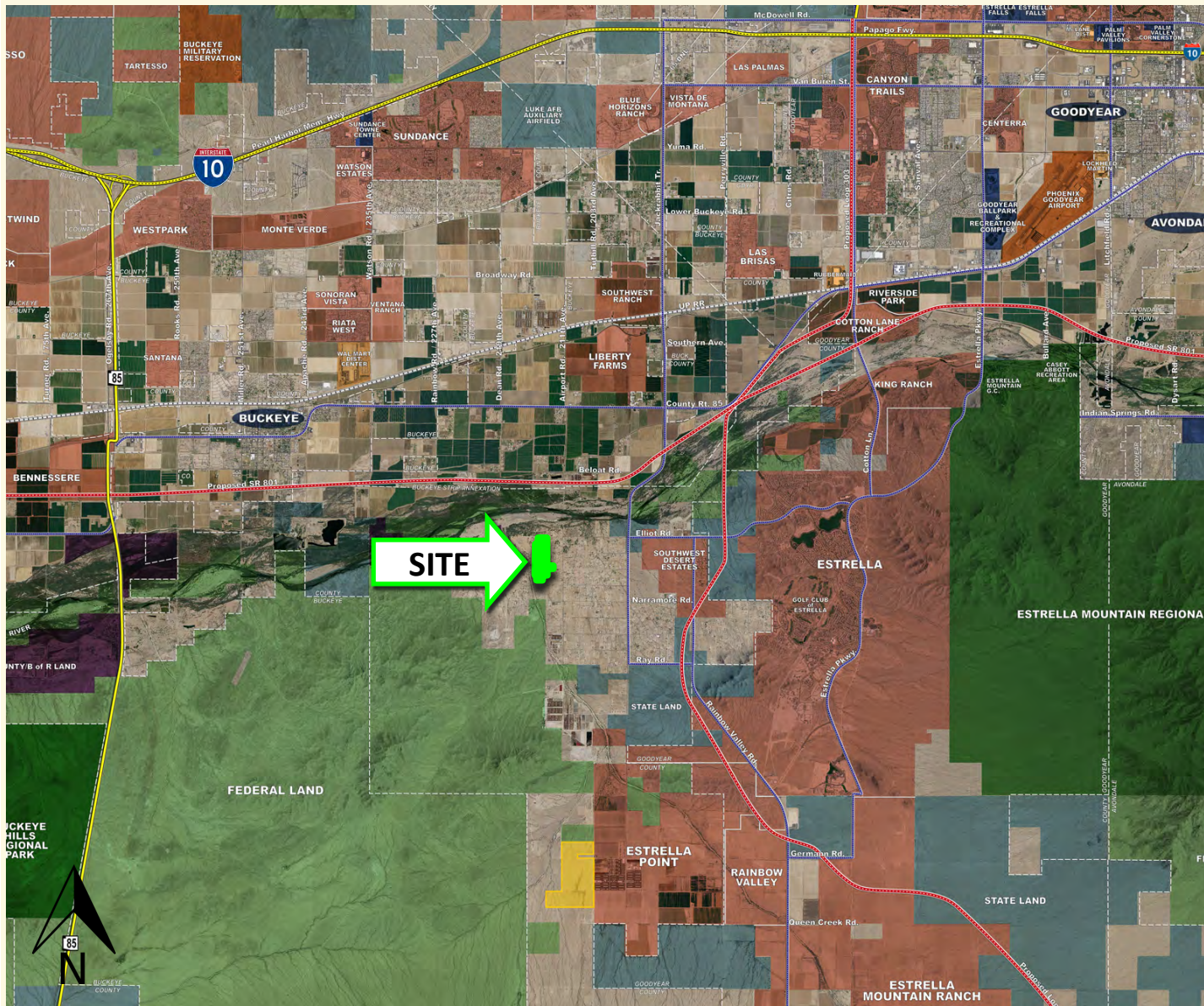


213TH AVENUE & ELLIOT ROAD

BUCKEYE, ARIZONA



PRICE : \$830,000.00

PROPERTY SIZE: +/- 128 acres

ASSESSOR'S PARCEL NUMBER: 400-51-006X, 400-51-012C, 400-51-012D, 400-51-012Q, and 400-51-032

UTILITIES:

Phone - CenturyLink/Cox

Power - APS

ZONING: RU-43

IMPROVEMENTS:

- 2,400 sq ft utility building with a roll up door, small office, and full bathroom.
- 2 domestic wells

WATER RIGHTS: 69.73 acres of the site has grandfathered water rights with a yearly water allotment of 400 acre feet.

HIGHLIGHTS: Fantastic property located in Buckeye, AZ with grandfathered irrigation water rights! A portion of the site was previously used for a tree nursery and can be easily put back into production. The property is well suited for hemp, alfalfa, cotton, and is a prime location for a horse ranch. The site has nice access, plenty of power, awesome views, existing improvements, and multiple potential uses. 69.3 acres can be put back into farming production. ALTA Survey and Environmental Report available upon request. Disclosure(s): A portion of the property lies within Floodzones AE & FW shown in the floodplain map.



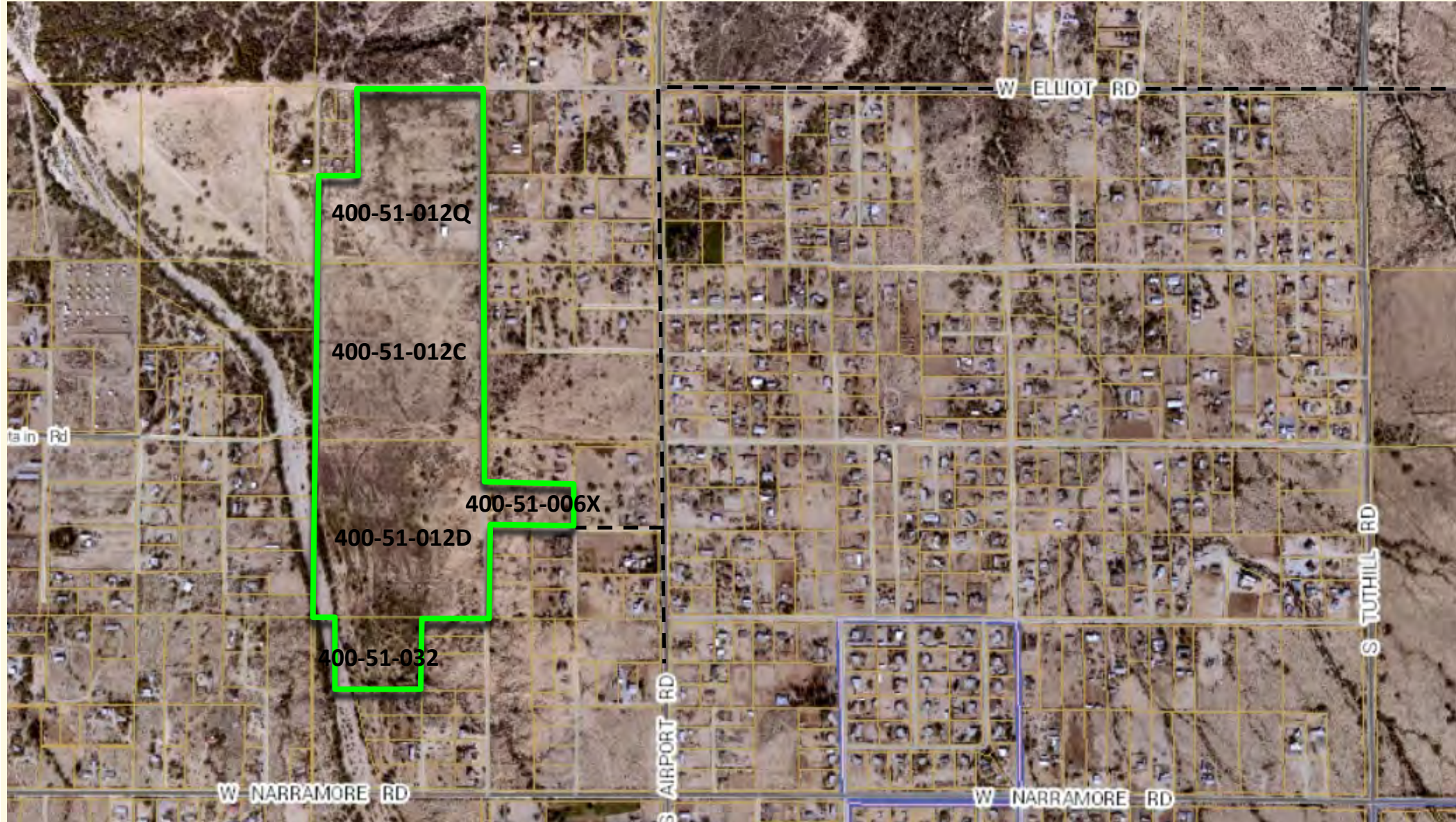
SCOTT TRUITT - DESIGNATED BROKER
2711 EAST INDIAN SCHOOL ROAD SUITE 205
PHOENIX, ARIZONA 85016

OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

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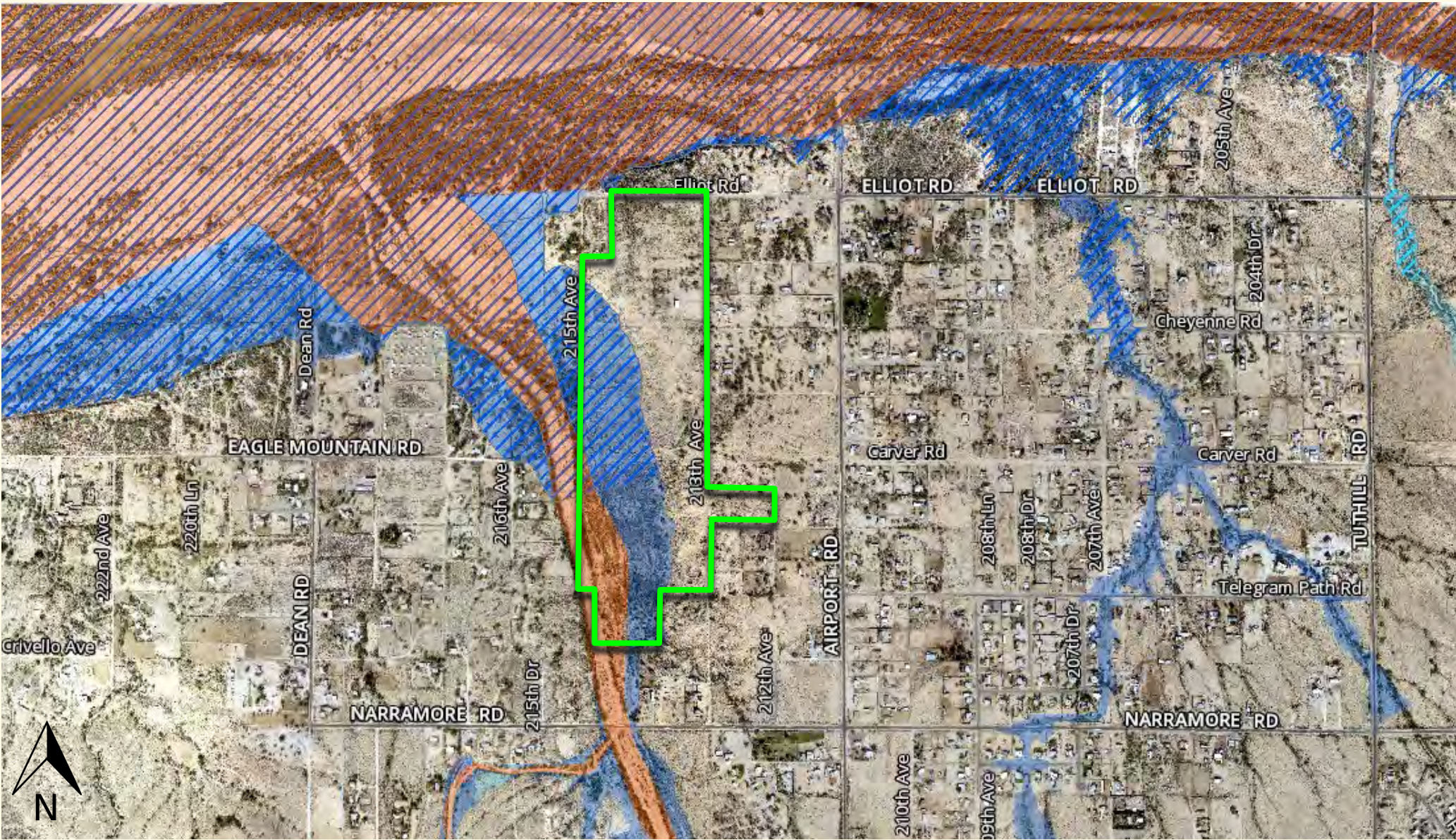
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