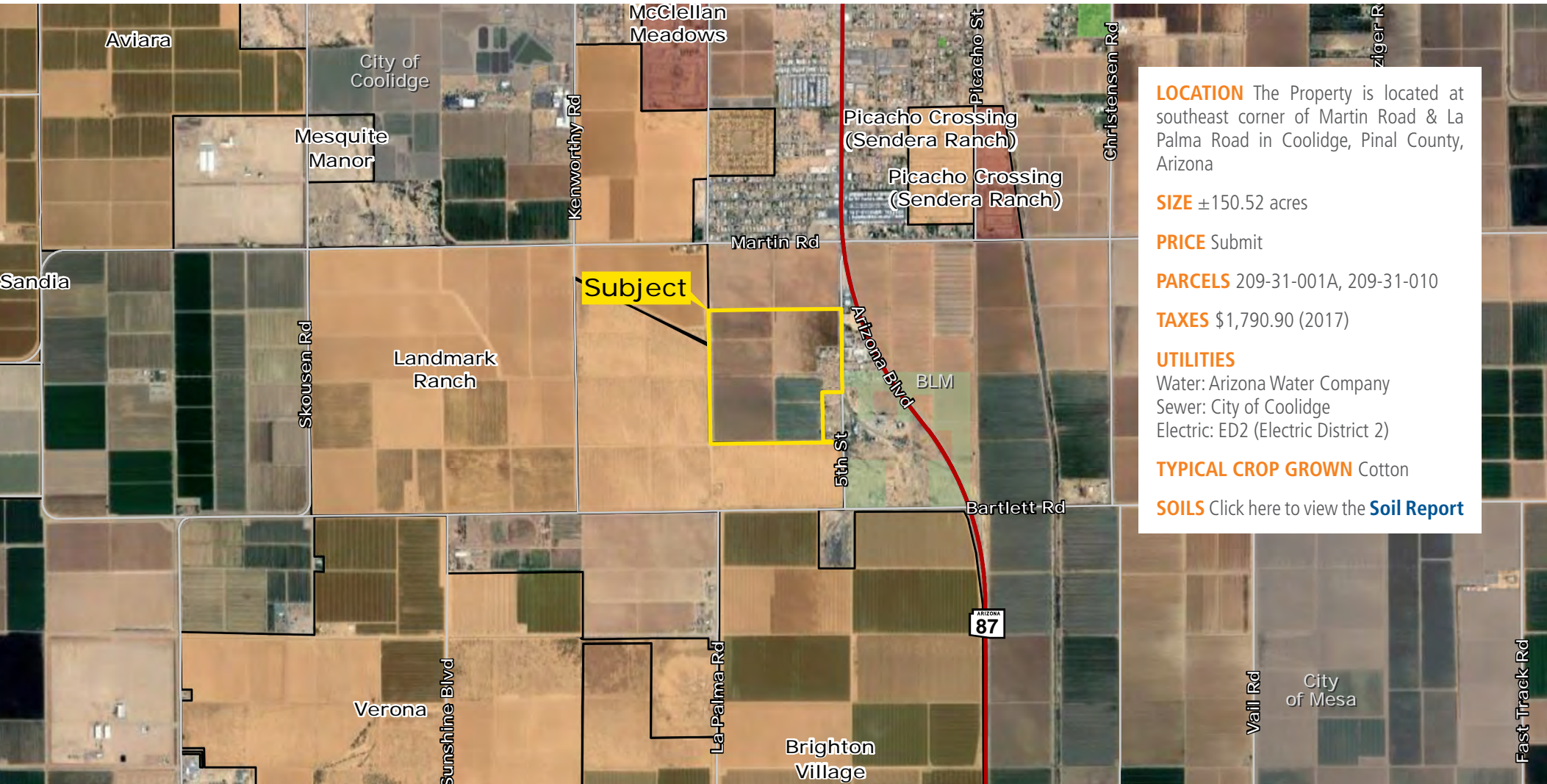


# ±150 ACRE MCGAVIN FARM

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** Submit

**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](mailto:kmccarville@landadvisors.com)

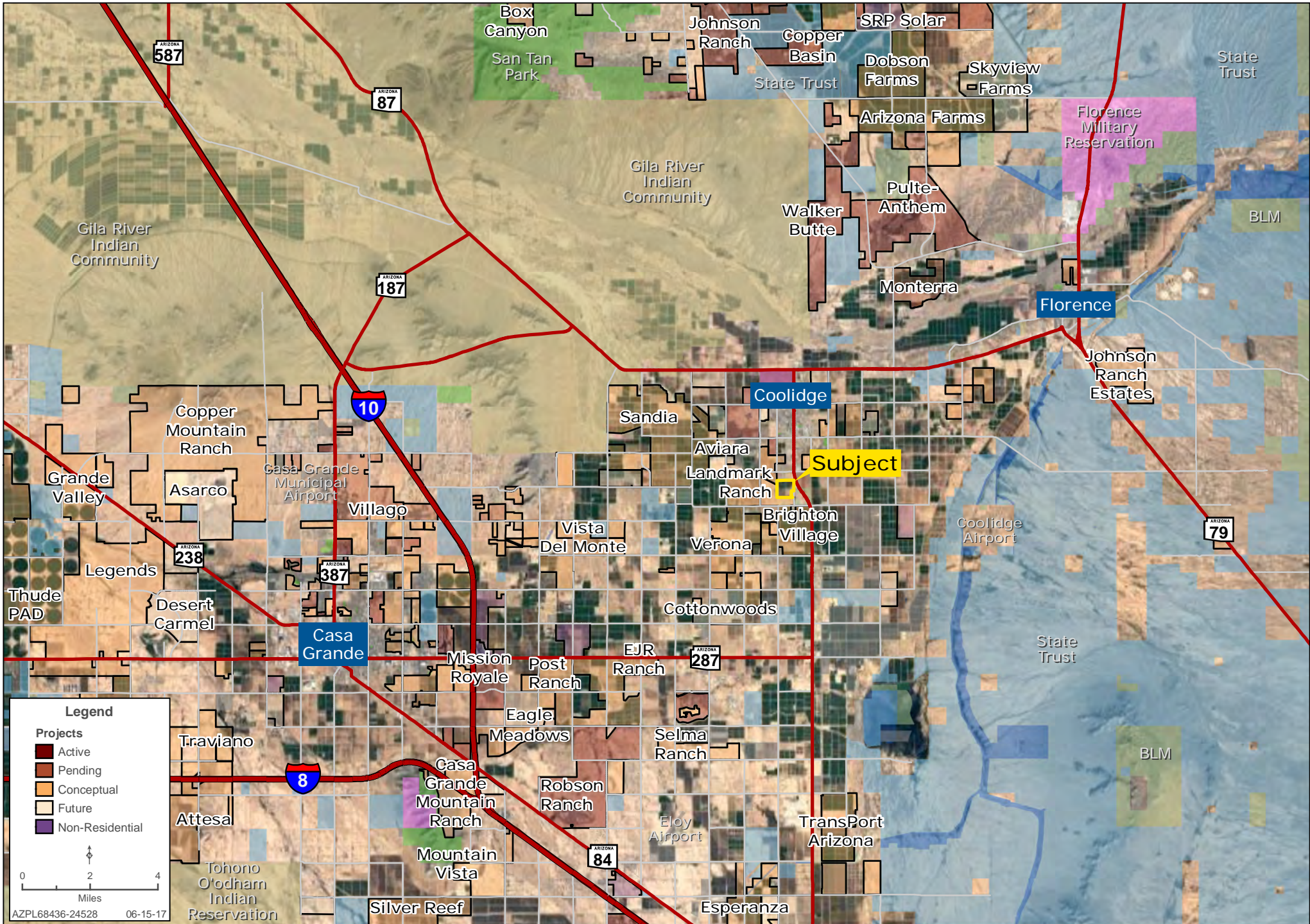
211 N. Florence Street, Suite 101, Casa Grande, AZ 85122 ph. 520.251.0348 | [www.landadvisors.com](http://www.landadvisors.com)

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. AZPL68436-3.2.18



# REGIONAL MAP

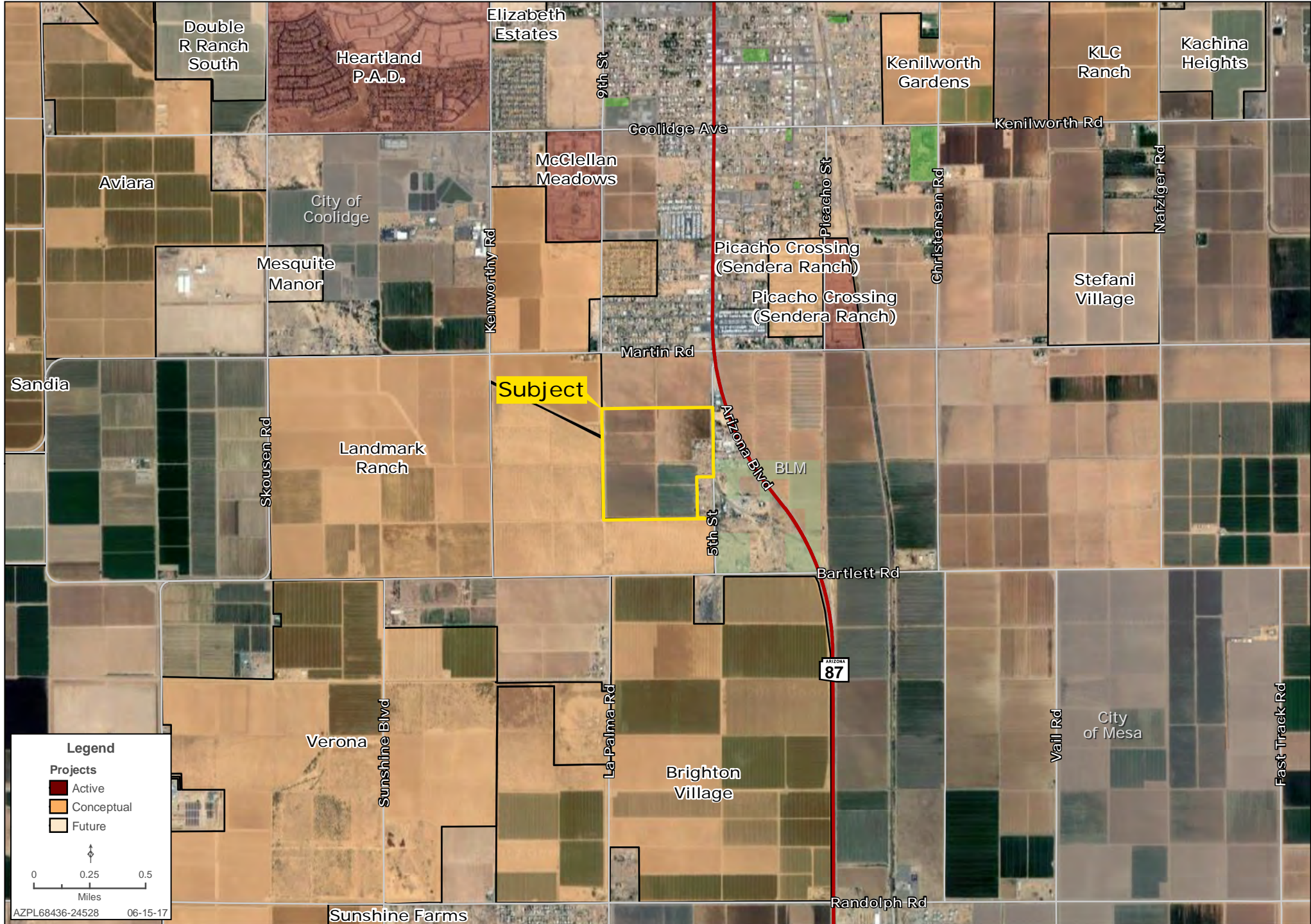
Kirk McCarville | 480.483.8100 | www.landadvisors.com





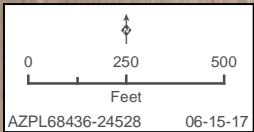
# SURROUNDING AREA MAP

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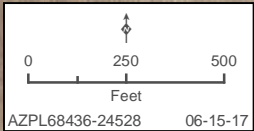
# PROPERTY DETAIL MAP

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# 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%
<b>Totals for Area of Interest</b>		<b>149.6</b>	<b>100.0%</b>

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

<b>RIGHT #:</b>	58-101948.0016	<b>STATUS DATE:</b>	7/30/2014	
<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>2017 ALLOTMENT:</b>	504.74	<b>BMP Enrollee:</b>	N	<b>RETIRED ACRES:</b> 0.00
<b>WATER DUTY ACRES:</b>	139.43	<b>IRRIGATION ACRES</b>	150.00	<b>WATER DUTY</b> 3.62 <b>Mgt Plan</b> 3
<b>IRRIGATION DISTRICT NAME:</b>		<b>MAWA:</b>	3.36	

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### NAME & ADDRESS

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

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

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

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### BOOK/MAP/PARCEL

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

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

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### WELL SERVING

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

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