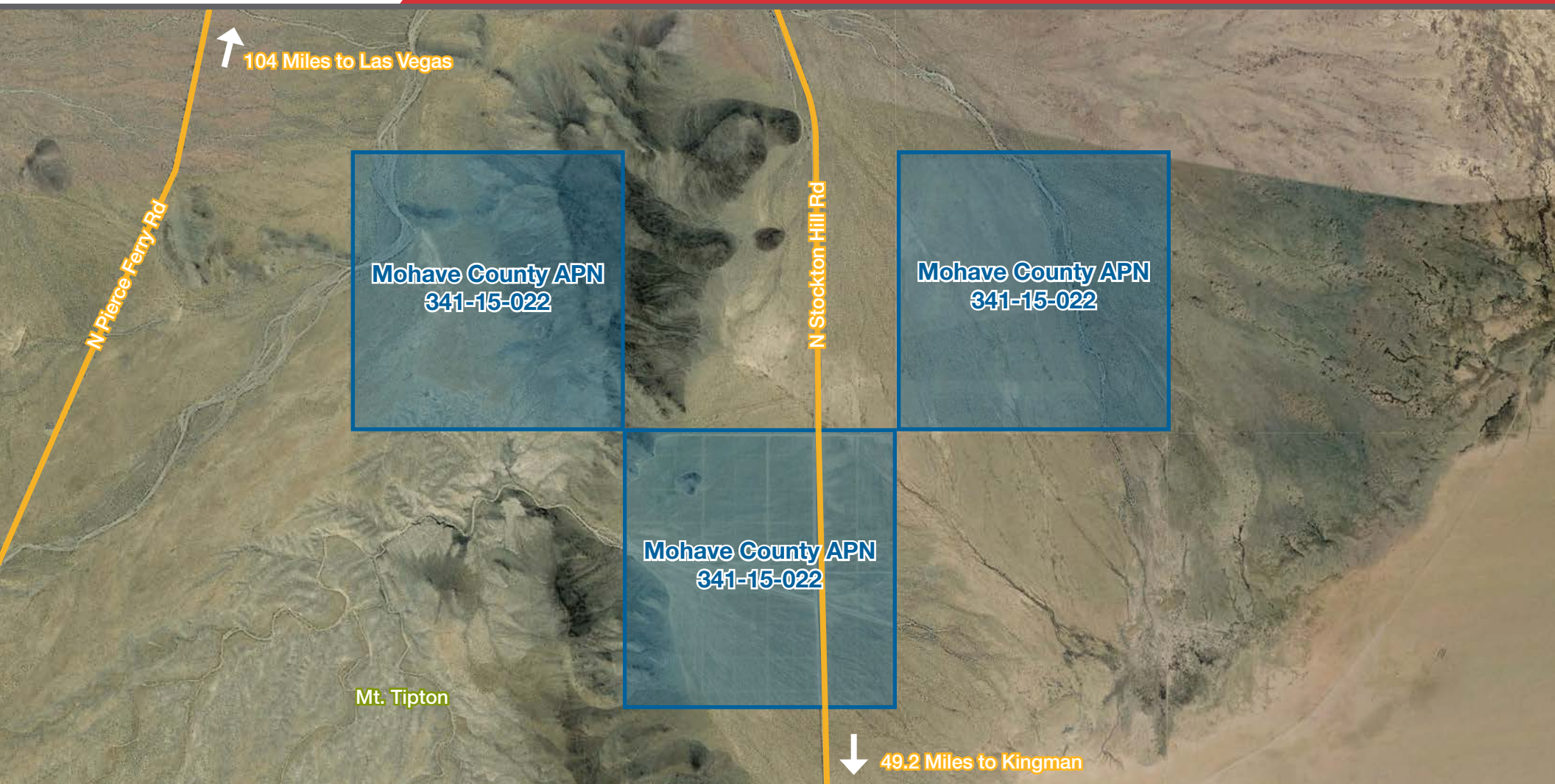


LENDER OWNED!

±1,920 Acres AG Zoned Land

N Stockton Hill Rd, Kingman, AZ





NAI Horizon is pleased to exclusively offer for sale ±1,920 Ac of AG zoned land just north of Kingman, Arizona. The subject property is located in Mohave County and offers unrestricted water access via its two wells. This opportunity would be ideal for pistachio growers and other AG users, solar utility, and land banking.

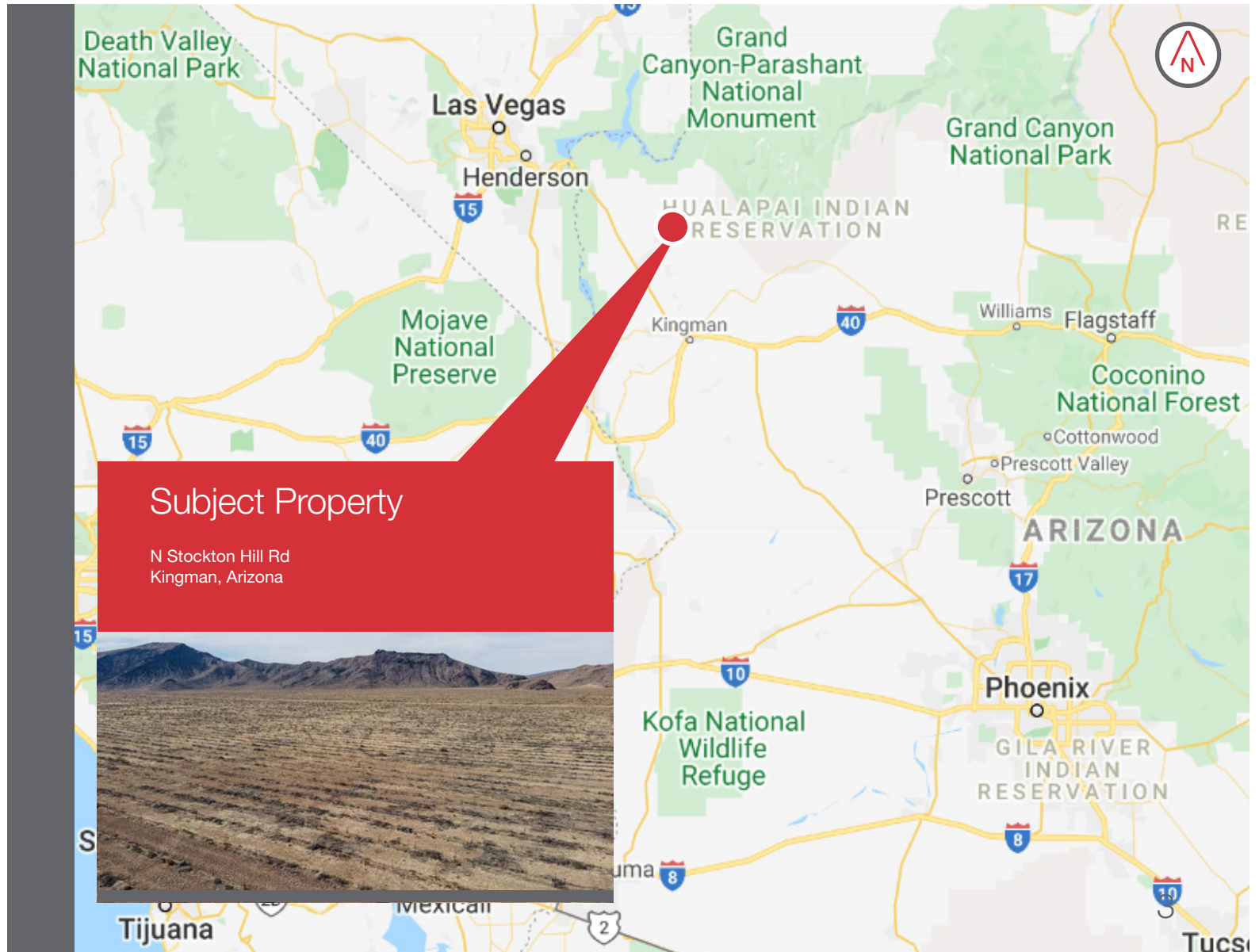
Property Highlights

- > **1,920 Acres (83,635,200 SF)** – AG (Agriculture) Zoned Land
- > **Mohave County APN** – 341-15-022 - consists of 3 sections: T 27N R17W Sections 19, 21, 29
- > **Draw Wells** – Two (2) unrestricted draw wells - one well is equipped with a diesel pump producing 3,000 gallons per minute - the other well is ready-to-install pumping equipment
- > **Irrigation** – ±560 Acres irrigated with UCB-1 rootstock trees for pistachios
- > **Fully Fenced** – Two (2) sections are fully fenced
- > **Access** – Stockton Hill Road runs through a portion of the property
- > **Location** – Short distance to Meadview, Dolan Springs & Kingman - 2 hour drive to Las Vegas
- > **Financing** – Seller will finance
- > **Sale Price** – \$3,600,000 (\$1,875/Acre)

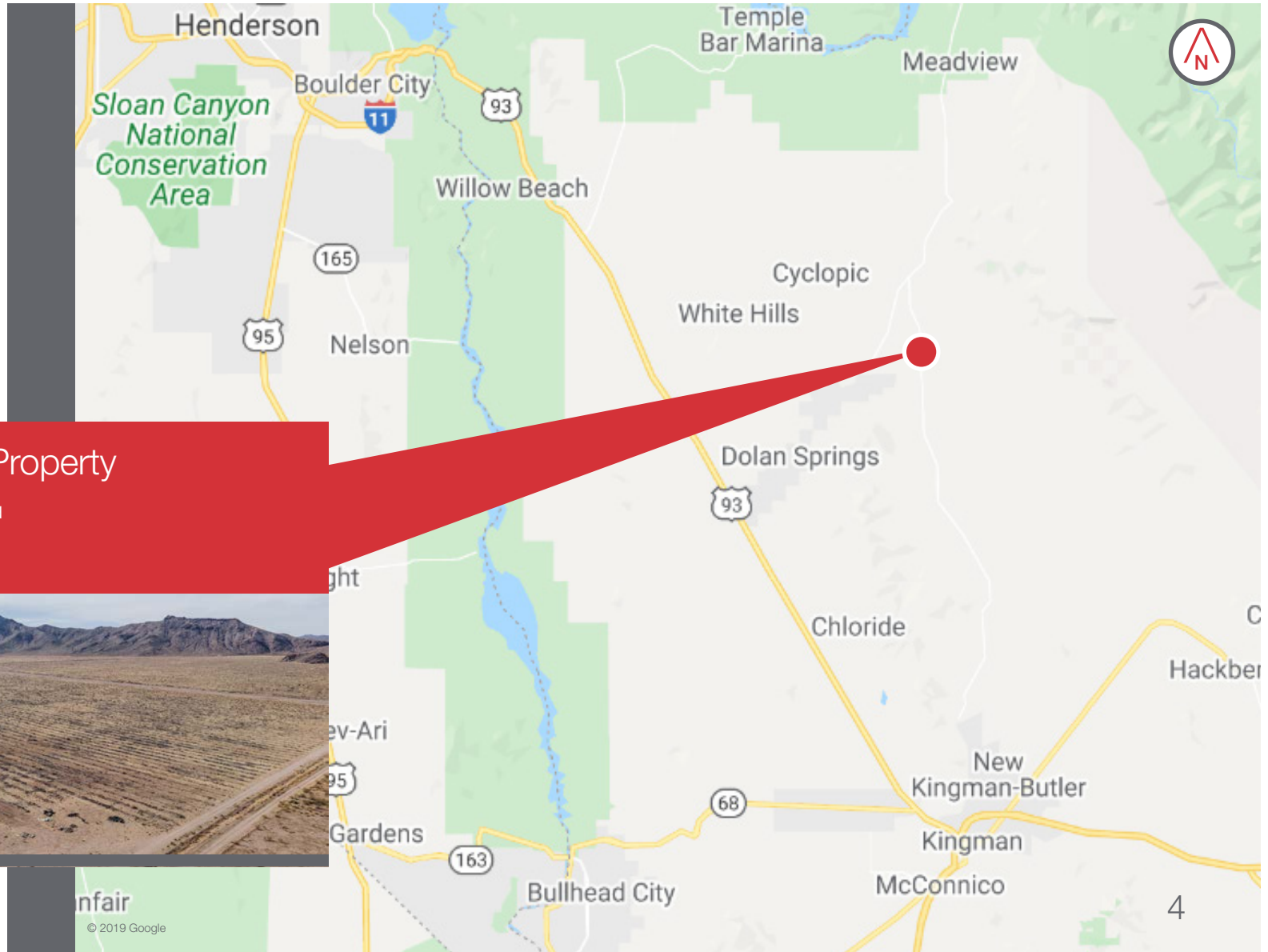


CLICK TO VIEW DRONE FLYOVER VIDEO

Regional
Location Map



Local
Location Map







Market Overview



Kingman, Arizona Overview

The Kingman Economic Region is made up of roughly eight zip codes that encompass 2,133 square miles, which contains roughly 63,000 people or 28.9 per square mile, whom compose a total of 24,063 households, with a household size of 2.6. Approximately 52 percent of these households earn between 15,000 to \$50,000.00.

Total employment in the region is 21,334 persons with an average income of \$40,027.

The Major employers in the region are American Woodmark, Kingman Regional Medical Center, Trueserve, Laron, and Cantex.

More than 40,000 vehicles pass by Kingman on a daily basis via Interstate 40 and State Routes 95. The City of Kingman's Public Works division maintains the transportation system in the City of Kingman, ensuring the safe and efficient movement of people and goods. Kingman's Municipal Airport, is another fundamental piece of Kingman transportation network. The Airport serves many of the businesses that operate throughout the park.

Kingman is a premier location for business, targeting key industries that are looking to service a market of over 32 million people in less than a one day turnaround drive. Kingman offers a competitive advantage and strategic opportunity for industries such as Healthcare, Transportation, Manufacturing, Aviation, and Tourism.

Mohave County Arizona Overview

Encompassing 13,470 square miles of various landscapes, lively lakes and hardworking business communities, Mohave County is the second largest county in the state of Arizona and the fifth largest in the country. Mohave County is also one of the lowest taxed counties in Arizona. It's home to the largest remaining drivable stretch of Historic Route 66 and less than a day's drive from California.

Source: www.cityofkingman.gov

OFFERING MEMORANDUM

For additional information please contact:



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