

Southwestern Ag Services, LLC

7254 East Southern Avenue Suite 107

Mesa, Arizona 85209

(480) 539-2671 phone (480)507-4731 fax

BENSON AND DRAGOON PROPERTY

Price \$450,000.00

Three parcels totaling 712 +- acres, located in Southeastern Arizona consisting of an 80 acre parcel near Benson and two larger parcels of 172 and 440 acres respectively, near Historic Dragoon, Arizona.

AREA DESCRIPTION

The properties are located Southeastern Arizona between Benson and Dragoon, Cochise County. Benson is the largest town near the property, with a population of about 5,100 located on the banks of the San Pedro River, with highway access via Interstate 10. Potential uses are rural homesites, or investment.

Parcel #1 Consists of 80 acres +- located east of Benson between I-10 and Pomerene. A relative flat parcel, that has two wells registered. (Assessor Parcel Number 123-01-006D)

\$60,000

Parcel #2 Consists of about 172 acres and is located near scenic Texas Canyon, east of Benson and near Johnson Mine Road. Dragoon, with a small population, is a few miles south of the property. (Assessor Parcel Number 208-49-001A)

\$190,000

Parcel #3 Consists of 440 acres east of Parcel #2 and northeast of Dragoon. . (Assessor Parcel Number 208-71-009A & 012A)

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All of the properties appear to have Cochise County RU-4 (4 acres per dwelling)

Zoning.

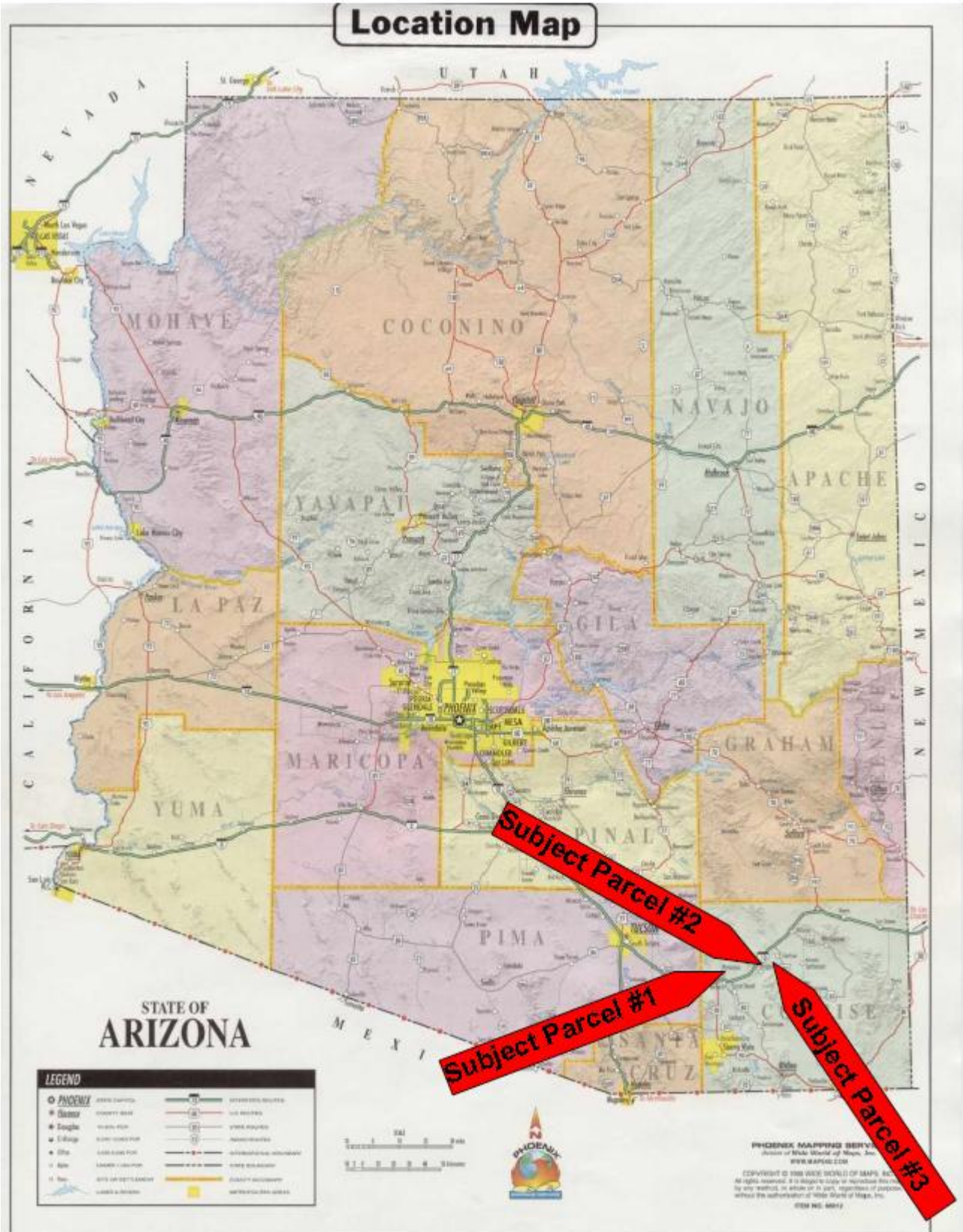
\$200,000

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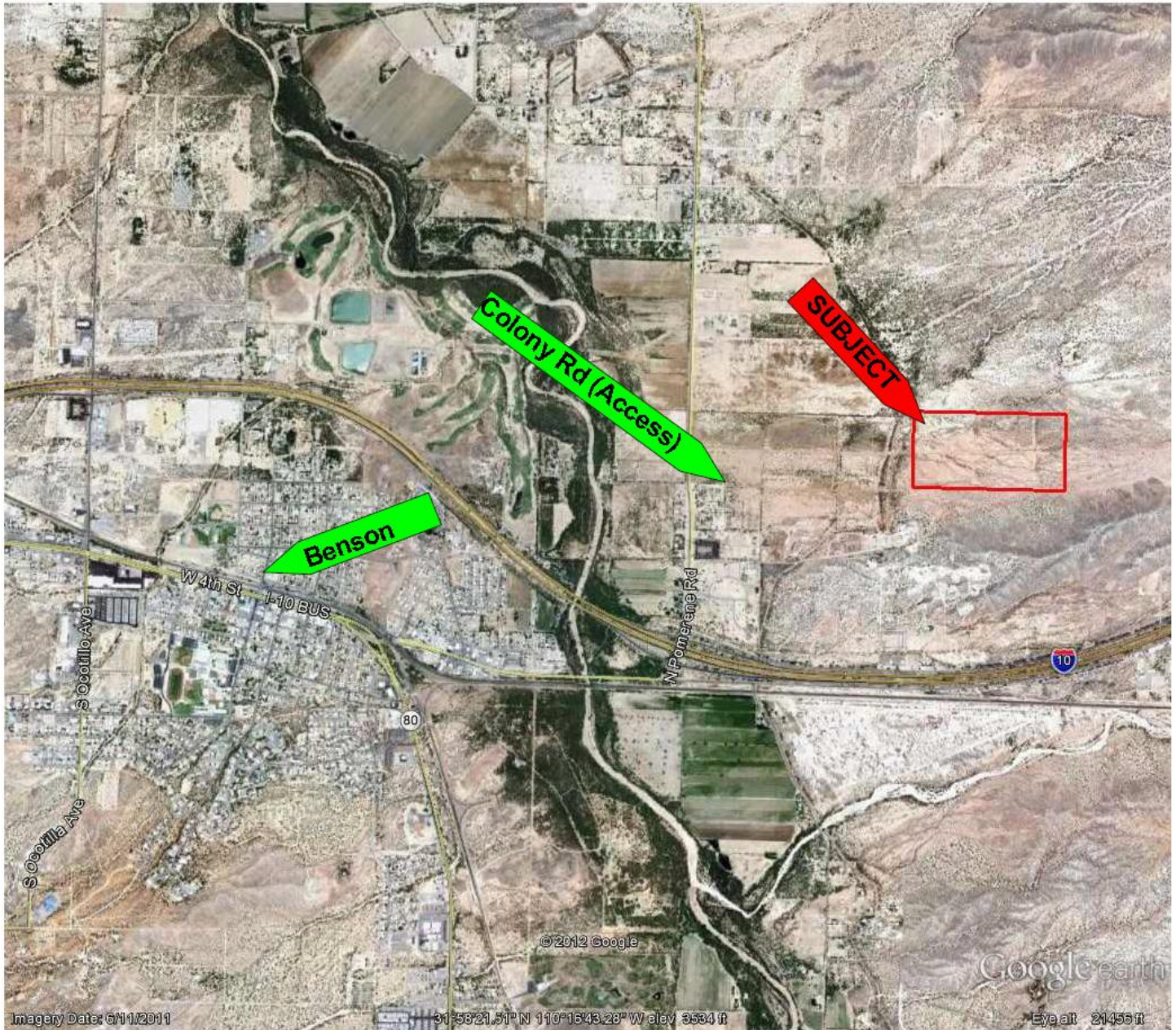


We believe the information contained herein to be correct. It is obtained from sources, which we regard as reliable. While we do not doubt the accuracy of this information, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction of the suitability of the property for your needs.

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Parcel 1



80 Acres More or Less

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Parcel 1 (Continued)

Parcel 1 Legal Description

EXHIBIT "A"

Legal Description

PARCEL I:

That portion of the North half of the North half of Section 12, Township 17 South, Range 20 East, of the Gila and Salt River Base and Meridian, Cochise County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Section 12,
thence North 89° 38' 0" East a distance of 1320 feet to the TRUE POINT OF BEGINNING;
thence South 0° 22' 0" East a distance of 1320 feet to a point;
thence North 89° 38' 0" East, a distance of 2640 feet to a point;
thence North 0° 22' 0" West a distance of 1320 feet to a point;
thence South 89° 38' 0" West a distance of 2640 feet to the TRUE POINT OF BEGINNING;

PARCEL II:

An easement for ingress, egress and utilities, as created in instrument recorded in Document No. 0410-32155, records of Cochise County, Arizona, over the South 60 feet of the Northwest quarter of the Northeast quarter of Section 11, Township 17 South, Range 20 East, of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

PARCEL III:

An easement for ingress, egress and utilities as created in Document No. 0410-32155, records of Cochise County, Arizona, over the South 30 feet and the South 60 feet of the West 30 feet of the Northeast quarter of the Northeast quarter of Section 11, Township 17 South, Range 20 East, of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

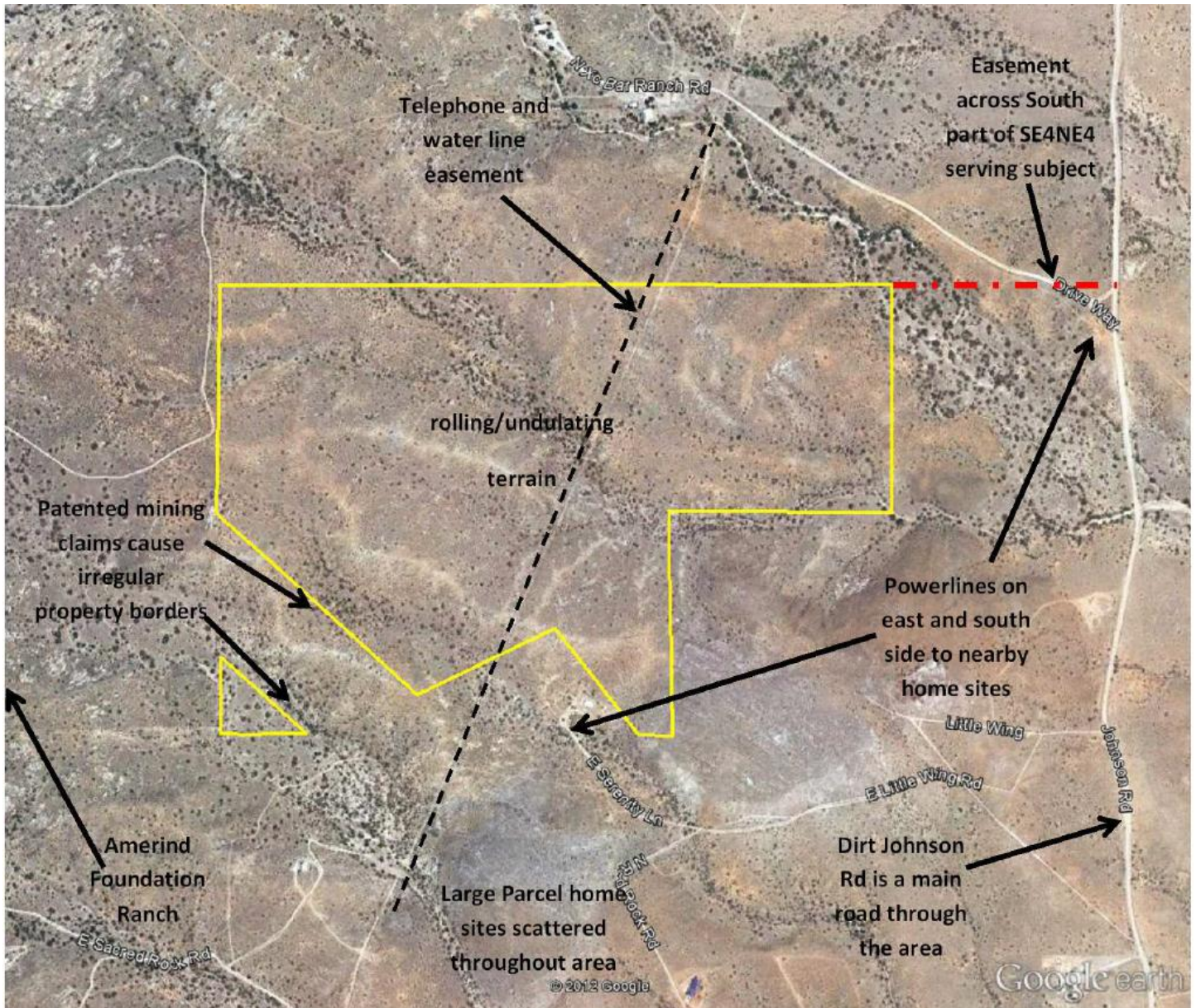
PARCEL IV:

Easement for ingress, egress and utilities, as created in instrument recorded in Document No. 0411-38306, records of Cochise County, Arizona, over the South 30.00 feet of the Northwest quarter of the Northwest quarter and the North 30.00 feet of the Southwest quarter of the Northwest quarter of Section 12, Township 17 South, Range 20 East, of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

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Parcel 2



172 Acres More or Less

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Parcel 2 (Continued)

Parcel 2 Legal Description

Exhibit A

PARCEL I:

Lots 1, 2 and 3; and
The North half of the Southwest quarter; and
The Northwest quarter of the Southeast quarter of Section 12, Township 16 South, Range 22 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona. ✓

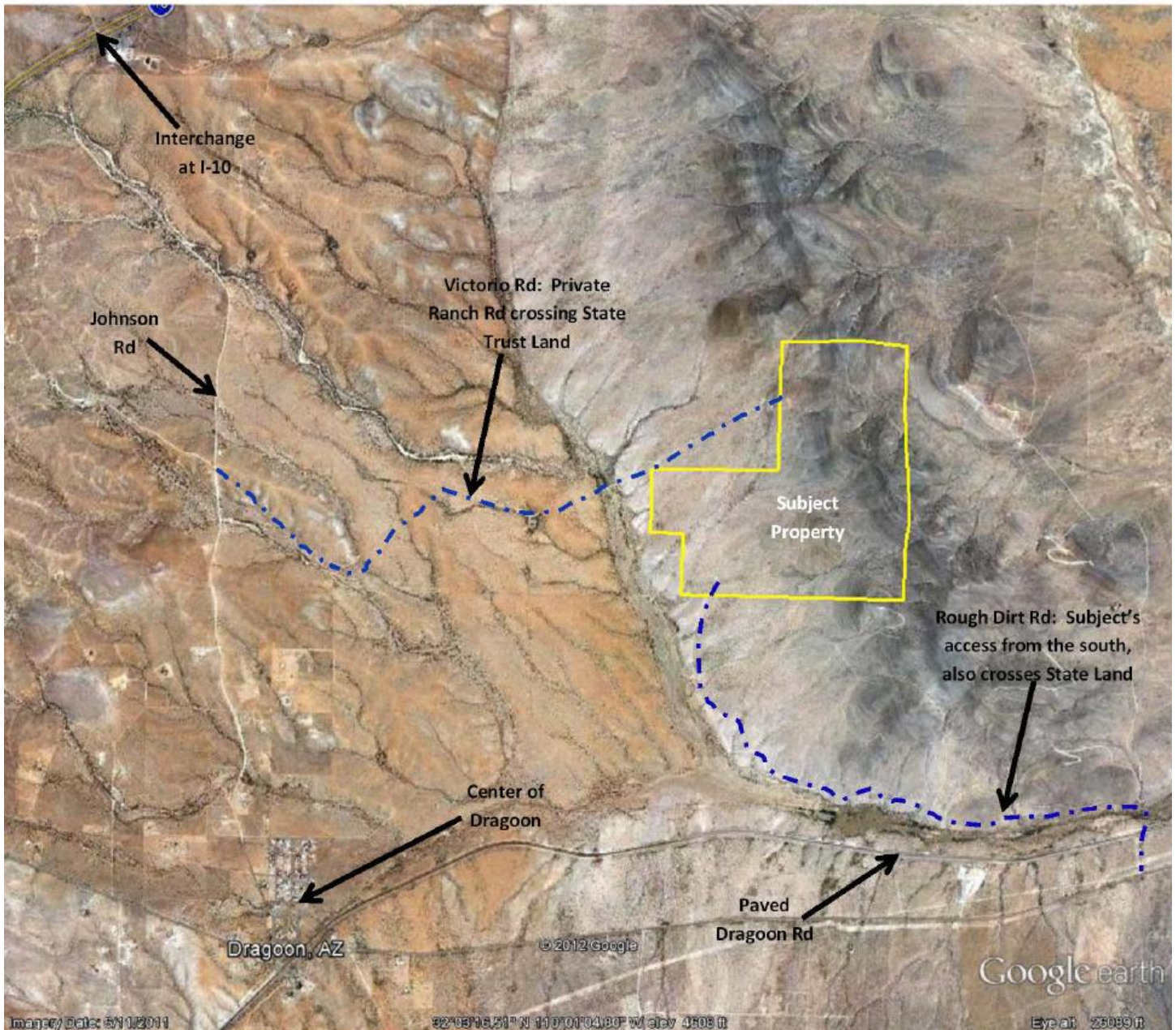
PARCEL VIII:

An easement for ingress, egress and utilities as created in Document No. 0604-15967, records of Cochise County, Arizona, over the South 20.00 feet of the East 1350.0 feet of the North half of Section 12, Township 16 South, Range 22 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona. ✓

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Parcel 3



460 Acres more or less.

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Parcel 3 (Continued)

Parcel 3 Legal Description

PARCEL II:

The Northeast quarter of Section 9, Township 16 South, Range 23 East of the Gila and Salt River Base and Meridian, Cochise County, ✓
Arizona;

EXCEPT all coal and other minerals as reserved in Patent from United States of America. ✓

PARCEL III:

The South half of Section 9, Township 16 South, Range 23 East of the Gila and Salt River Base and Meridian, Cochise County, ✓
Arizona;

EXCEPT all coal and other minerals as reserved in Patent from United States of America; and

EXCEPT ¼ interest in and to all oil, gas and mineral rights as reserved in Deed recorded in Docket 89, page 233, records of Cochise ✓
County, Arizona.

LESS AND EXCEPT: The West half of the Southwest quarter of the Southwest quarter of
Section 9, Township 16 South, Range 23 East of the G&SRB&M, Cochise County, Arizona