



SOUTHWESTERN AGRICULTURAL SERVICES

An integrated, full service real estate firm providing brokerage, appraisals and consulting services throughout Arizona.

7254 E Southern Ave, #107 - Mesa, AZ 85209 - Phone (480) 539-2671



Offered for sale exclusively by:

William "Mack" McKeon

Southwestern Ag Services, LLC
7254 East Southern, Ave St. 107
Mesa, Arizona 85209
(480) 539-2671
www.swaservices.com

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.



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Description

240 acre farm located near Pima Arizona (APN 109-53-005B, & 109-52-001) with 114.3 acres of decreed irrigated farmland plus Billingsley Creek and the 48% interest in the North Eden BLM Grazing Ephemeral Allotments, a custom home with a commanding panorama view of the farm, Gila Valley and Mount Graham.

Location

The property is located about 2 ½ hours drive from Phoenix in Graham County, 4.2 miles northwest of Pima, AZ at 7920 N Lizard Bump Road via the Bryce-Eden Road.

Irrigation

Irrigation water is supplied by irrigation wells and Gila River via Gila Valley Irrigation District canal. and concrete irrigation ditches.

Crops

Cotton, Alfalfa, Wheat, Barley and Livestock Pasture.

Improvement

Include cattle feedlot, shops and two residences. One older 1,648 sq. ft. residence is currently rented, and the Custom owners home is 2,900 square feet under roof built in 2007 on the plateau overlooking the farm

Price

\$1,500,000



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Home



Alfalfa

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Bermuda pasture



Rental

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Residence



Cotton And Alfalfa (Mount Graham in the distance)

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Panoramic view



Another panoramic view

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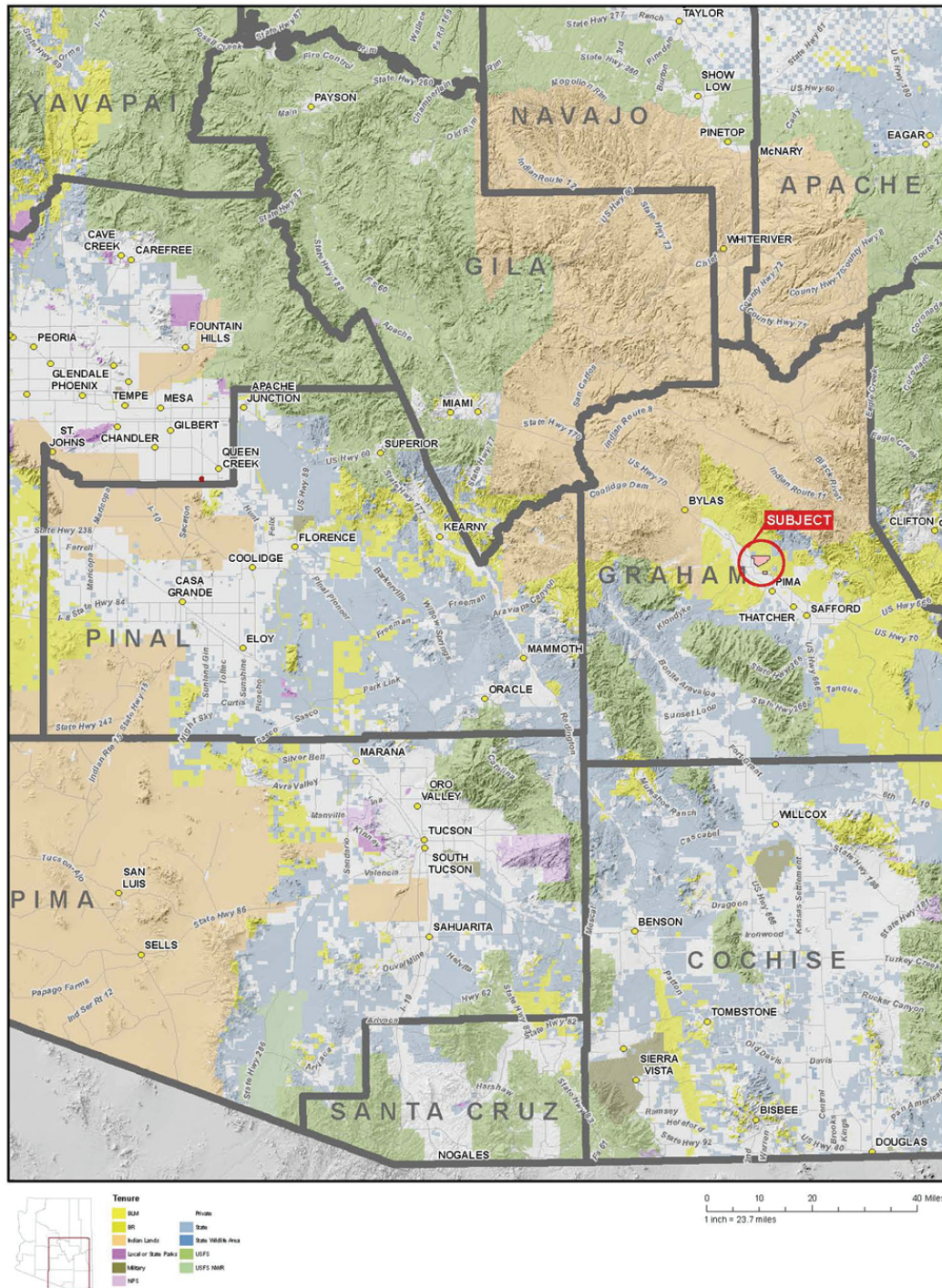


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Location Map



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Neighborhood Map of deeded



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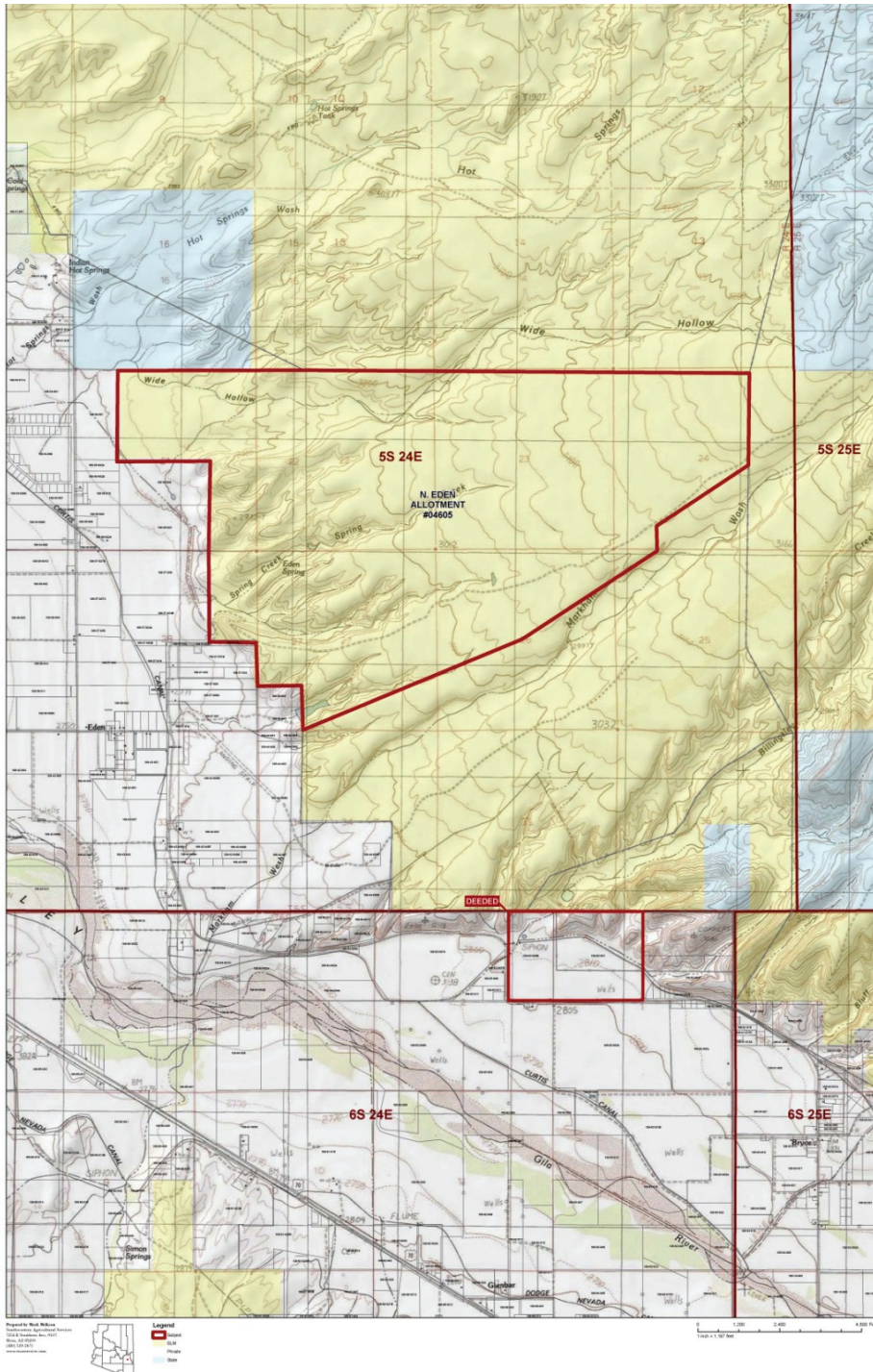


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Topography Map of deeded and grazing allotment



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Soils map (legend on the next page)



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Soils legend for previous page

Map Unit Legend

Safford Area, Arizona (A Z662)			
Map Unit Symbol	Map Unit Name	Acres in A OI	Percent of A OI
Ag	Agua loam	36.8	24.4%
AmA	Anthony loam, 0 to 2 percent slopes	5.0	3.3%
AwA	Arizo loam, 0 to 2 percent slopes	16.8	11.1%
AzA	Arizo gravelly loam, 0 to 2 percent slopes	22.6	15.0%
BpB	Bitter Spring-Pinaleno complex, 0 to 5 percent slopes	0.1	0.0%
GcA	Gila loam, 0 to 2 percent slopes	13.8	9.2%
Gr	Grabe clay loam	55.8	37.0%
Totals for Area of Interest		150.9	100.0%

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