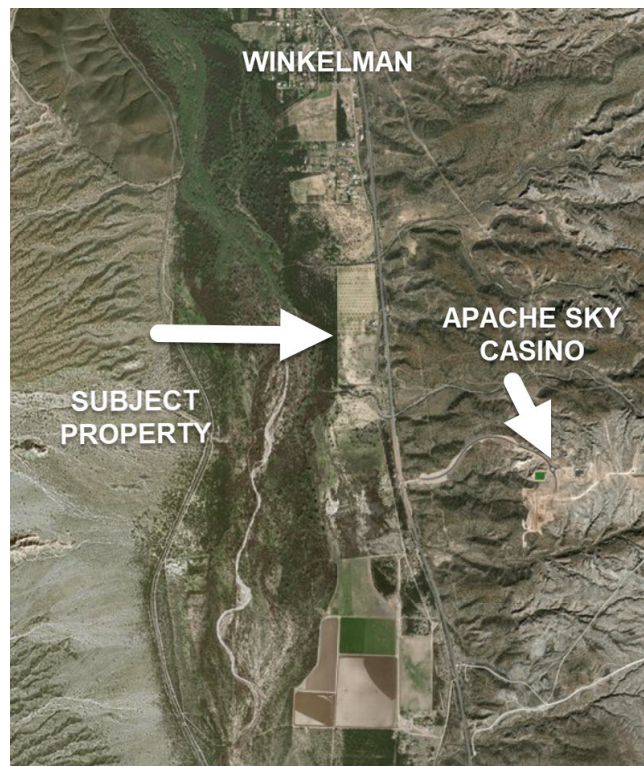


## EXECUTIVE SUMMARY

**MAKE AN OFFER !!! 55 AC Ranch / Farm / Lot's Of Water And Electric.  
Just Across From Apache Sky Casino.**

2046 HIGHWAY 77 , DUDLEYVILLE / WINKELMAN, AZ



## OFFERING SUMMARY

<b>Offering Price:</b>	MAKE AN OFFER	<ul style="list-style-type: none"><li>• The property could be used for Marijuana cultivation</li><li>• No Shortage of Water, outside an active management area in the San Pedro river basin</li></ul>
<b>Lot Size:</b>	55.0 Acres	<ul style="list-style-type: none"><li>• 3 Wells / 2 irrigation wells with 350 gpm and with extra large irrigation pumps.</li><li>• New power lines and poles / 460 vac / new control boxes.</li></ul>
<b>APN #:</b>	300-16-007E, 300-16-006B	<ul style="list-style-type: none"><li>• Cross fencing for animal grassing, lots of sprinklers in the fields, 12 stall corals.</li><li>• Brick Home / 2,137 SF / 3 Bed / 2 Bath / New Metal Roof / Den and a Fire Place</li></ul>
<b>Zoning:</b>	GR	<ul style="list-style-type: none"><li>• Across from the Apache Sky Casino</li><li>• As per owner one could drill as many wells as they needed. There is a spare 460 vac well pump control box.</li></ul>

## PROPERTY DESCRIPTION

# MAKE AN OFFER 55 AC Ranch / Farm / Lot's Of Water And Electric Just Across From Apache Sky Casino.

2046 HIGHWAY 77 , DUDLEYVILLE / WINKELMAN, AZ

## PROPERTY OVERVIEW

The property could be used for Marijuana cultivation, no shortage of water, outside an active management area in the San Pedro river basin. There are 3 wells, 2 irrigation wells and an exempt well for the home, all wells are registered. The 2 irrigation wells can pump 350 gallons per minute and have electric upgrades, new pumps and control boxes. The smaller well can pump 20 gpm for the house. There are some extra large irrigation pumps, with three of them the motors and two pumps have never been used, a 200 gpm, a 250 gpm and 375 gpm. There is also a spare 460 vac well pump control box never used, making it like three new control boxes for those 460 vac irrigation wells. As per owner one could drill as many wells as they needed, one can obtain permits for new wells through the dept of water resources. Summed up, there is one spare control box and three new pumps and motors, owner paid like \$11,000 for them two years ago when he sold water to the casino. There is a new control panel, an upgraded power line, new power lines and poles which were installed two years ago with 460 vac new control boxes.

Cross fencing for animal grassing, lots of sprinklers in the fields, 12 stall corals.

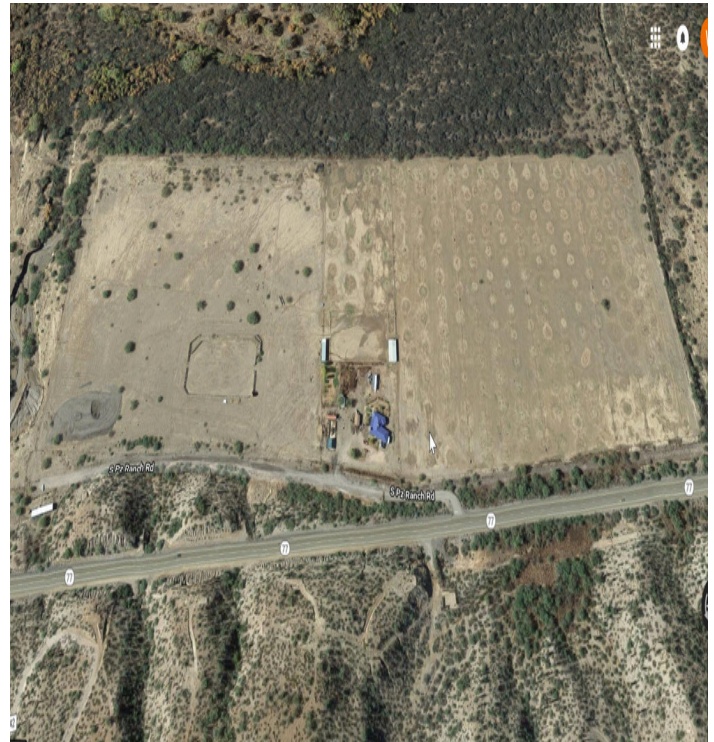
Home has a new metal roof Dec 2013, 3 bd 2 bth with a den and a fire place in the living room. All new double pane windows, upgraded electric and plumbing 2017 and \$11,000 dollars of spray foam insulation in the roof attic.

There is also a mobile home set up on the south end of the property, including septic tank / electric / water.

## LOCATION OVERVIEW AND SUMMED UP:

The property is located on Hwy 77 just across from the Apache Sky Casino, just south of Winkelman and 25 miles north of Oracle.

Lots of water, room for more irrigation wells and there is one spare control box and three new pumps and motors, owner paid \$11,000 for them two years ago when he sold water to the casino.



## LOCATION OVERVIEW:



KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

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ADDITIONAL PHOTOS

**MAKE AN OFFER 55 AC Ranch / Farm / Lot's Of Water And Electric.  
Just Across From Apache Sky Casino.**

2046 HIGHWAY 77 , DUDLEYVILLE / WINKELMAN, AZ



**KASTEN LONG**  
COMMERCIAL GROUP  
[KLCommercialGroup.com](http://KLCommercialGroup.com)

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## LOCATION MAPS

**MAKE AN OFFER 55 AC Ranch / Farm / Lot's Of Water And Electric.  
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