

EXCLUSIVE LISTING



COTTON CENTER FARM

Location: Old US 80 and approximately 4 miles North of Watermelon Road - Gila Bend, Arizona

Size: +/- 166 acres

Price: \$17,500 per acre (*Seller financing available*)

Zoning: Planned Community (PC) - Gila Bend

Utilities: Water and Sewer - Town of Gila Bend.
Further analysis is required to determine available capacity and transmission.

Irrigation: Paloma Irrigation Drainage District

Comments: Nice, productive farm located between Old US 80 and SR-85 on the north side of Gila Bend. The property is situated between two APS solar farms.
*This property is **not** located in an active management area (AMA) or irrigation non expansion area (INA).



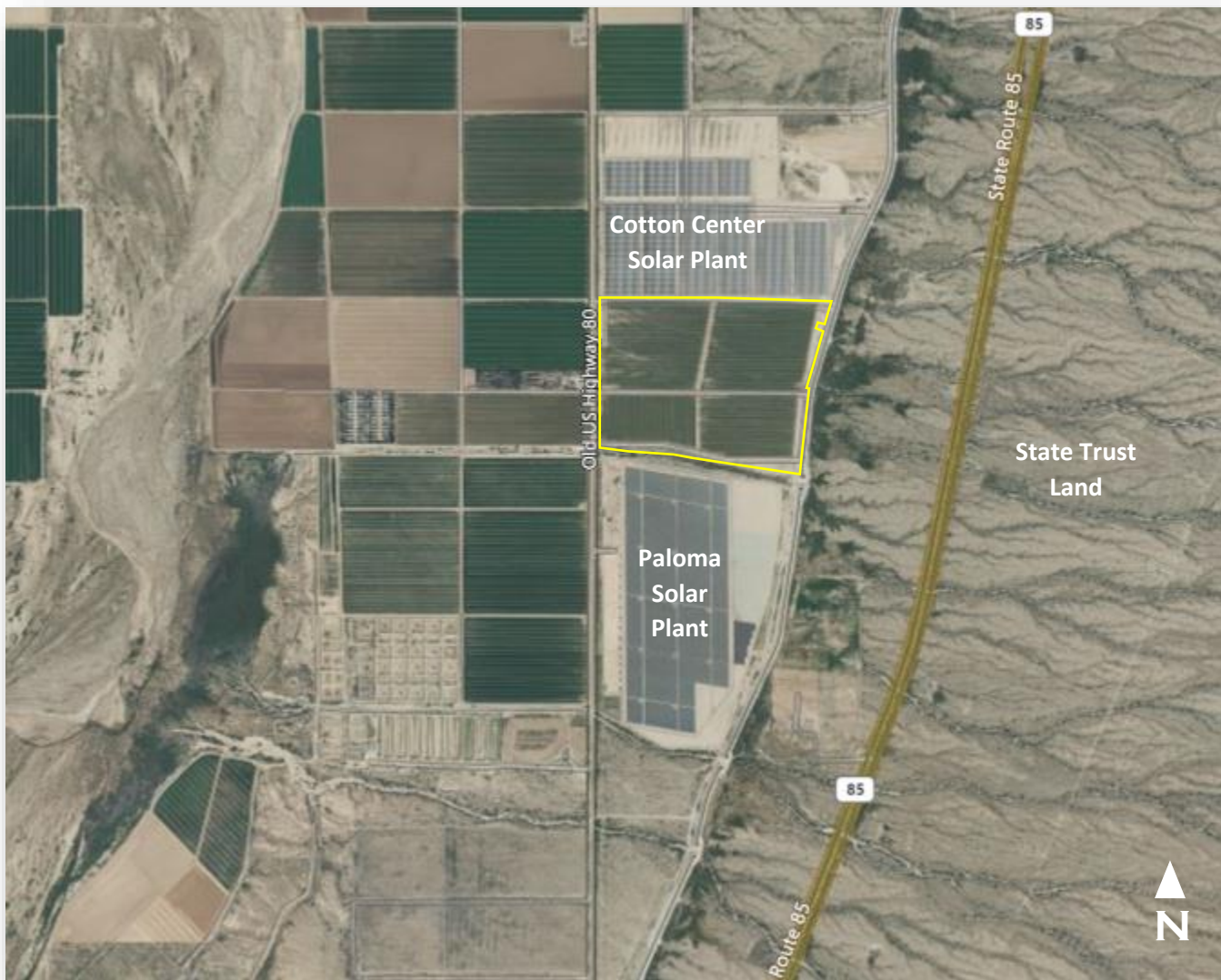
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