

EXCLUSIVE LISTING



COPPER ROOTS RANCH

Location: West of 192nd Avenue and Sells Drive,
Litchfield Park, Arizona

Size: +/- 13.63 acres

Price: \$130,000 per acre (all or part)

Zoning: R-35 Maricopa County

Utilities: Water- Arizona Water Company
Sewer- Septic
Power- APS

Irrigation: White Tank Irrigation Association Inc.

Comments: Rare multi-acre horse property opportunity located just outside Verrado with easy access to the I-10 and Loop 303. One of the last opportunities to build a custom home with acreage north of the I-10 in a fast-growing West Valley. Flat buildable lots with available utilities.



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

104 W. BASELINE RD.
BUCKEYE, AZ 85326

WWW.COPPERSTARRE.COM

COPPER ROOTS RANCH | 192ND AVE & SELLS DRIVE



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South View



West View



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