

# 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~~ \$15,900 per acre

**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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# COTTON CENTER FARM | OLD US 80 - GILA BEND, AZ

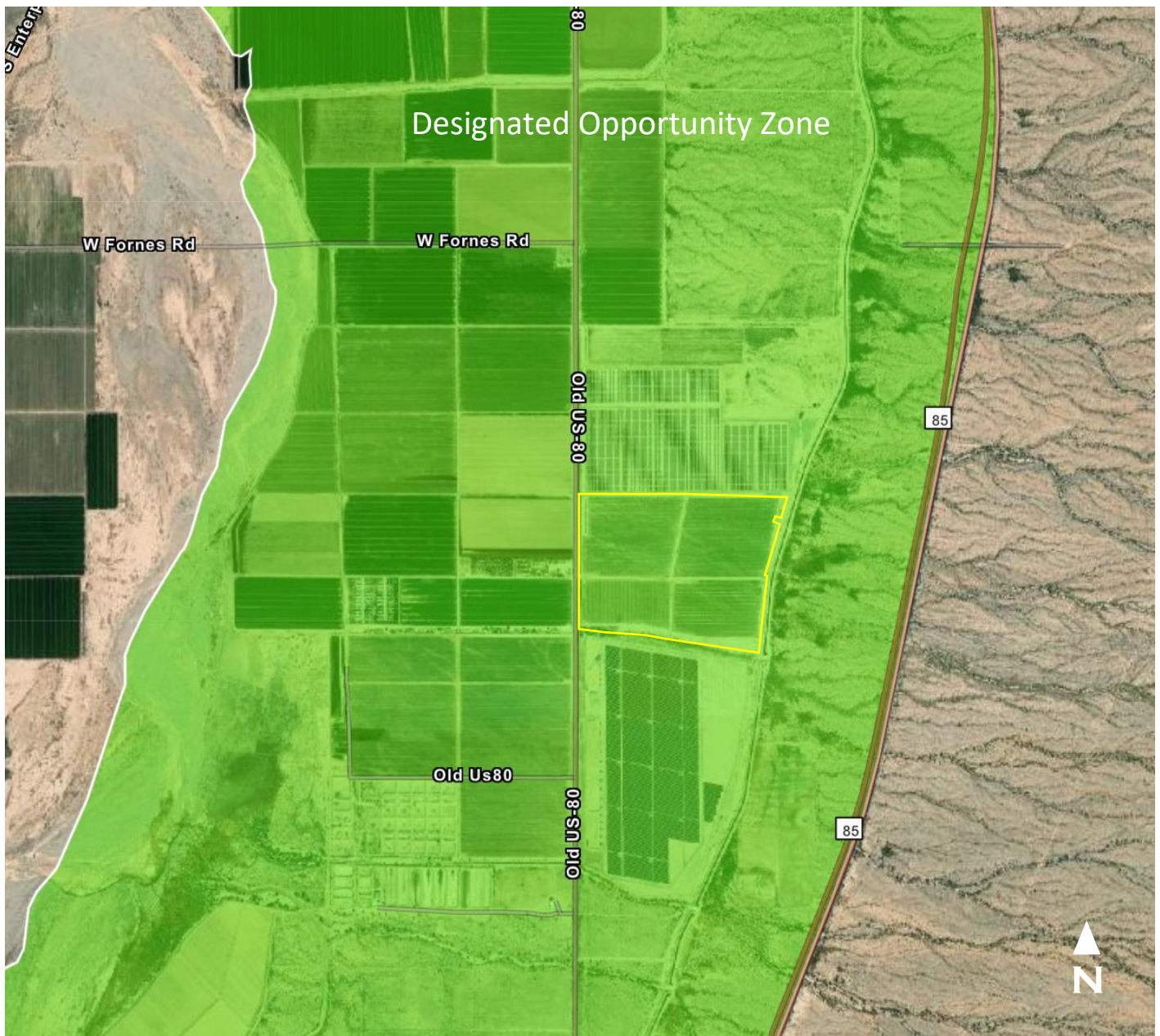


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