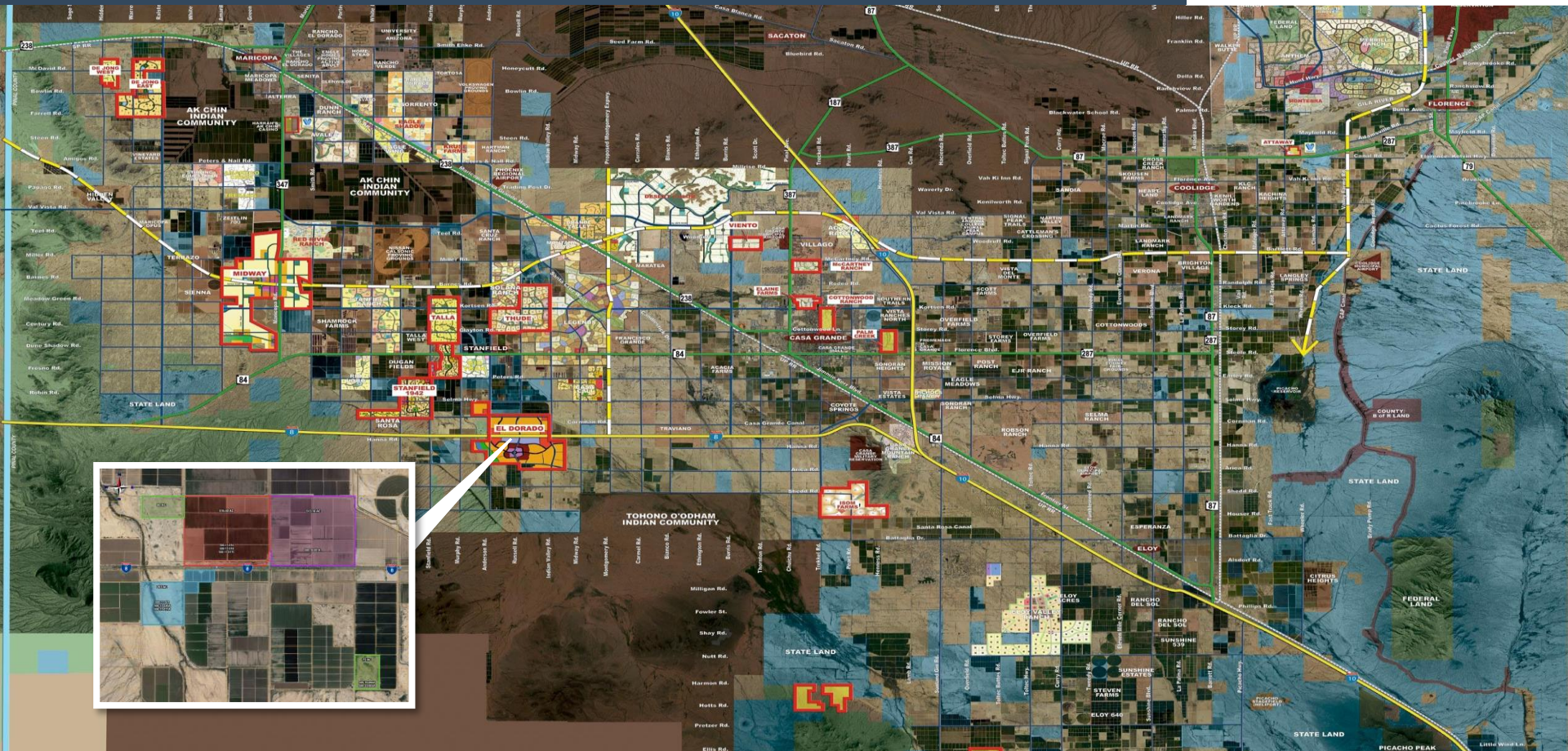


# FOR SALE: ±1,387 ACRE LAND HOLDING

I-8 & Russell Rd | Stanfield, Arizona



**PETERSEN**  
PROPERTIES & MANAGEMENT INC.  
est. 1991



For more information, please contact:

**Kevin Petersen**  
Broker  
602.540.8151  
Kevin@PPMLand.com

**Adam Petersen**  
Agent  
480.586.0946  
Adam@PPMLand.com

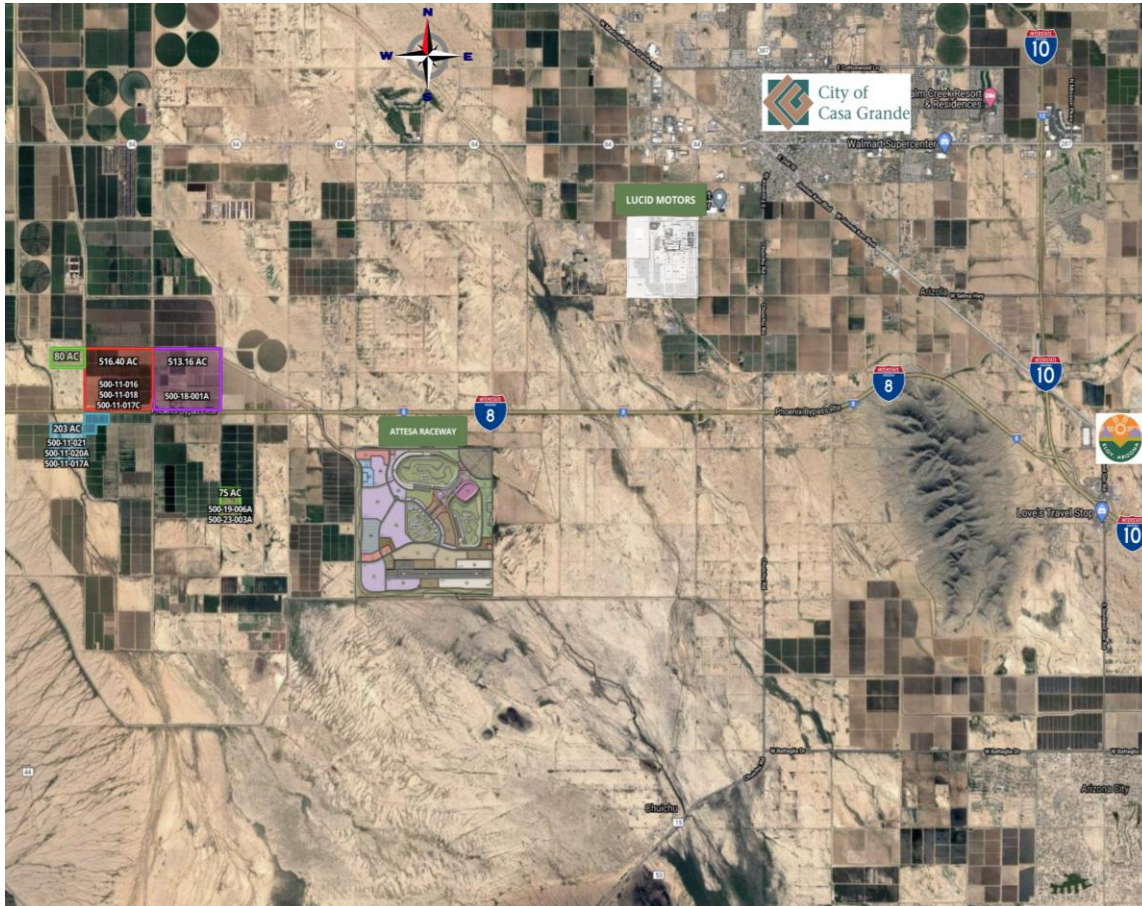
Petersen Properties & Management Inc.  
3369 E Queen Creek Rd, Ste 101  
Gilbert, AZ 85297

[www.PPMLand.com](http://www.PPMLand.com)



# FOR SALE: ±1,387 ACRES OFF INTERSTATE 8

I-8 & Russell Rd | Stanfield, Arizona



SIZE	±1,036 Irrigated Acres ±351 Desert Acres
ZONING	GR – General Rural
PARCEL #	500-11-016; 018; 017C; 021; 020A; 017A 500-18-001A; 500-19-006A; 500-23-003A, 500-16-001B
PROPERTY TAX	\$47,128.74 (2019)
UTILITIES	APS / Global Water
PRICE	<b>CALL FOR PRICING</b>
OTHER INFORMATION	<ul style="list-style-type: none"><li>• Currently under a Farming Lease - \$141,960 / year</li><li>• Phase 1&amp;2 Environmental Study</li><li>• Part of the old El Dorado Master Plan</li><li>• Close to Attesa Raceway</li><li>• Hydrology Study Complete</li></ul>

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City of  
Casa Grande



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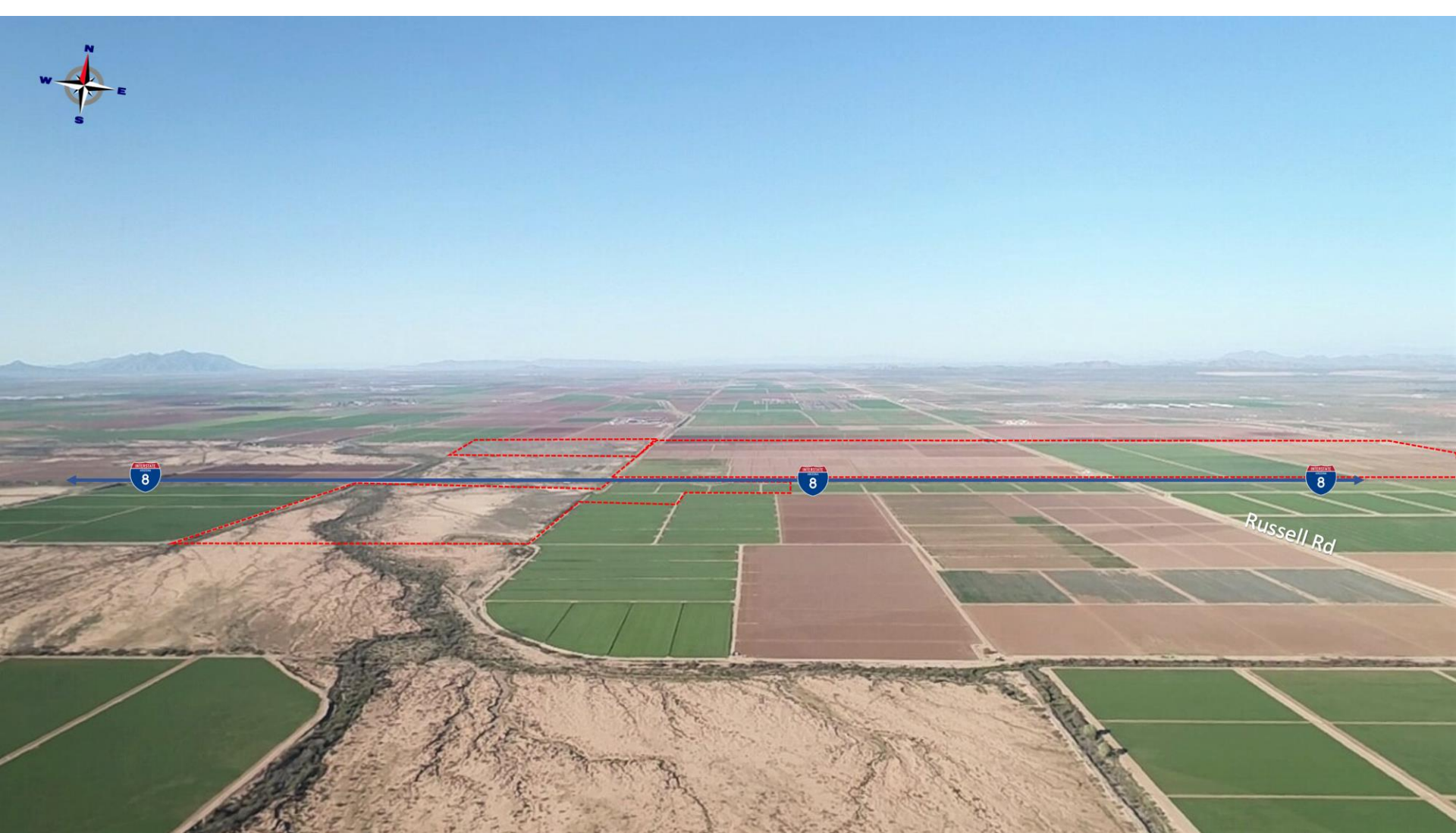
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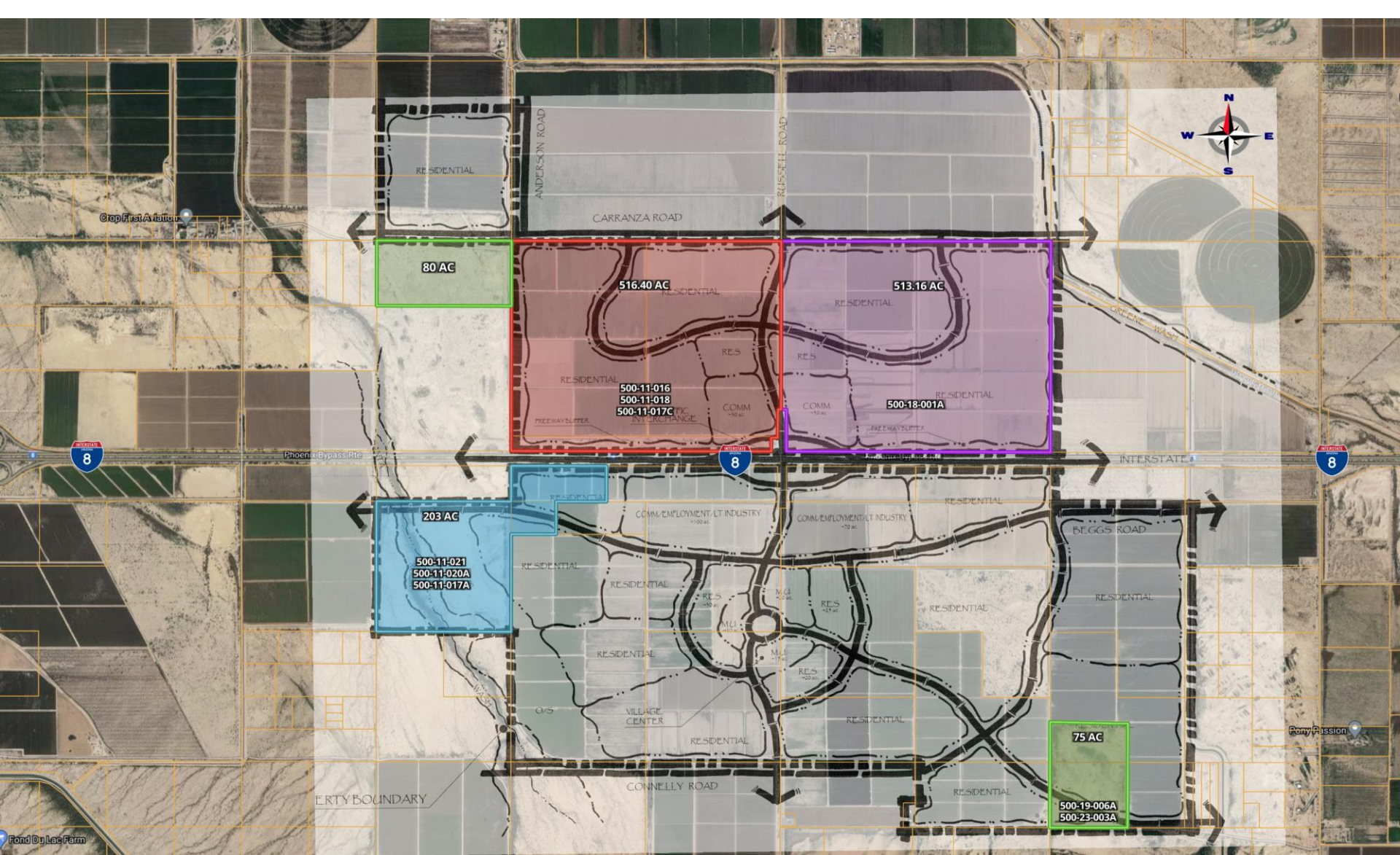
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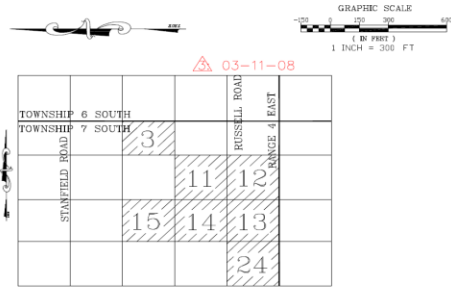
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**ALTA/ASCM LAND TITLE SURVEY**  
 PORTIONS OF SECTION 3, 11, 12, 13, 14, 15, & 24, TOWNSHIP 7 SOUTH, RANGE 4 EAST  
 OF THE GILA & SALT RIVER BASE AND MERIDIAN,  
 PINAL COUNTY, ARIZONA



**LOCATION MAP**  
NOT TO SCALE

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS S00°02'45"E 4328.59' ALONG THE EAST LINE OF RANGE 4 EAST ALSO BEING THE EAST LINE OF SECTION 24, T7S R4E BETWEEN THE NORTHEAST CORNER OF SECTION 24, T7S R4E BEING A FOUND GLO BRASS CAP AND THE WEST QUARTER CORNER OF SECTION 19, T7S, R4E BEING A FOUND GLO BRASS CAP.

**LEGEND**

- ⊕ FOUND GLO SECTION MONUMENT
- ⊙ FOUND GLO 1/4 MONUMENT
- ⊙ FOUND 1/2" REBAR AS NOTED
- ⊙ FOUND TAG AS NOTED
- ⊙ FOUND MONUMENT - TYPE AS NOTED
- ⊙ SET MONUMENT MARKED RLS 33861
- CALC'D POINT, NOTHING SET
- S45°45'45"W MEASURED DATA
- (S45°45'45"W) RECORD DATA
- PARCEL LINE
- - - CENTER LINE

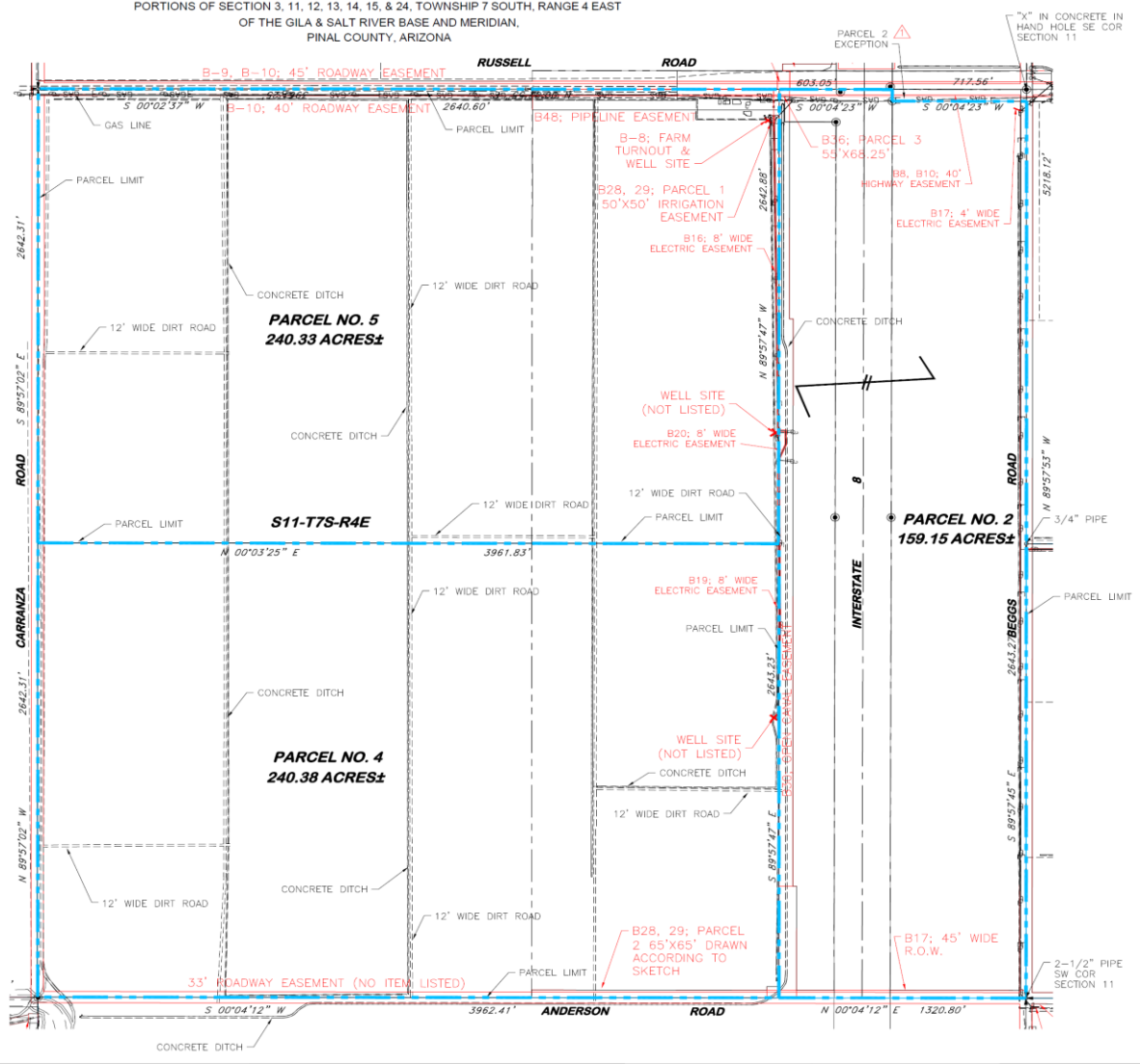
**A.L.T.A. LEGEND**

- |                       |                    |
|-----------------------|--------------------|
| ⊕ SIGN                | ⊙ SANITARY MANHOLE |
| ⊕ GROUND LIGHT        | ⊙ WATER VALVE      |
| ⊕ OVERHEAD UTILITY    | ⊕ FENCE            |
| ⊕ POWER POLE          | ⊕ FIRE HYDRANT     |
| ⊕ LIGHT POLE          | ⊕ BOLLARD          |
| ⊕ TP TRAFFIC POLE     | ⊕ STORM MANHOLE    |
| ⊕ GAS VALVE           | ⊕ PARKING COUNT    |
| ⊕ TRANSFORMER         | ⊕ WATER MANHOLE    |
| ⊕ FOUND MONUMENT      | ⊕ CATCH BASIN      |
| ⊕ FOUND 3/4" ALUM PIN | ⊕ HC HANDICAP      |
| ⊕ RLS 33861 TO BE SET | ⊕ W - WATER LINE   |
| ⊕ CALCULATED POINT    | ⊕ GAS - GAS LINE   |
| ⊕ SENER LINE          | ⊕ DRAINAGE PIPE    |

**SURVEYOR'S CERTIFICATE:**  
 TO JORDE HACIENDA, INC., AN ARIZONA CORPORATION, SUPERSTITION SPRINGS R-14 ASSOCIATES, AN ARIZONA LIMITED PARTNERSHIP, SUPERSTITION SPRINGS 9 ASSOCIATES, AN ARIZONA LIMITED PARTNERSHIP, VANDERBILT FARMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SECURITY TITLE AGENCY, INC., A ARIZONA CORPORATION, REGARDING ORDER # 489937283/DLD/W.



I, THOMAS A. LUZZO, R.L.S., AN ARIZONA REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NUMBER 33861, DO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDE ITEMS 1, 5 & 9, 10, 11A, 14, 15 & 16 OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, DOES NOT EXCEED THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. IN ADDITION, THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.



**REVISIONS**  
 9-14-06  
 12-12-06

WORK REQUESTED BY:  
 VANDERBILT FARMS, L.L.C.  
 121 WEST WARNER ROAD  
 SUITE 109  
 TEMPE, ARIZONA 85284

AMERICAN LAND TITLE ASSOCIATION SURVEY  
 PORTIONS OF SEC 11, T7S, R4E  
 G&SRB&M PINAL COUNTY, ARIZONA

SECTION 11 PLAN



JOB NO. 06-0187  
 DATE 06-26-06  
 SCALE 1" = 300'  
 SHEET 4  
 OF NINE

For more information, please contact:

**Kevin Petersen**  
 Broker  
 602.540.8151  
 Kevin@PPMLand.com

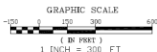
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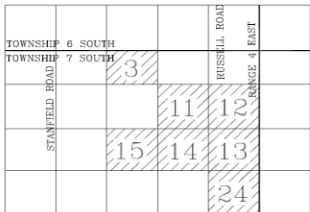


# ALTA/ACSM LAND TITLE SURVEY

PORTIONS OF SECTION 3, 11, 12, 13, 14, 15, & 24, TOWNSHIP 7 SOUTH, RANGE 4 EAST  
OF THE GILA & SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA



03-11-08



**LOCATION MAP**  
NOT TO SCALE

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS  $S00^{\circ}02'45''E$   $4328.59'$  ALONG THE EAST LINE OF RANGE 4 EAST ALSO BEING THE EAST LINE OF SECTION 24, T7S R4E BETWEEN THE NORTHEAST CORNER OF SECTION 24, T7S, R4E BEING A FOUND GLO BRASS CAP AND THE WEST QUARTER CORNER OF SECTION 19, T7S, R5E BEING A FOUND GLO BRASS CAP.

**LEGEND**

- ⊕ FOUND GLO SECTION MONUMENT
- ⊕ FOUND GLO 1/4 MONUMENT
- ⊕ FOUND 1/2" REBAR AS NOTED
- ⊕ FOUND TAG AS NOTED
- ⊕ FOUND MONUMENT - TYPE AS NOTED
- ⊕ SET MONUMENT MARKED RLS 33861
- CALC'D POINT, NOTHING SET
- S45°45'45"W MEASURED DATA
- (S45°45'45"W) RECORD DATA
- PARCEL LINE
- - - CENTER LINE

**A.L.T.A. LEGEND**

- |                        |                    |
|------------------------|--------------------|
| ⊕ SIGN                 | ⊕ SANITARY MANHOLE |
| ⊕ GROUND LIGHT         | ⊕ WATER VALVE      |
| ⊕ OVERHEAD UTILITY     | ⊕ FENCE            |
| ⊕ POWER POLE           | ⊕ FIRE HYDRANT     |
| ⊕ LIGHT POLE           | ⊕ BOLLARD          |
| ⊕ TRAFFIC POLE         | ⊕ STORM MANHOLE    |
| ⊕ GAS VALVE            | ⊕ PARKING COUNT    |
| ⊕ TRANSFORMER          | ⊕ WATER MANHOLE    |
| ⊕ FOUND MONUMENT       | ⊕ CATCH BASIN      |
| ⊕ FOUND 3/4" ALLUM PIN | ⊕ HC HANDICAP      |
| ⊕ RLS 33861 TO BE SET  | ⊕ WATER LINE       |
| ○ CALCULATED POINT     | ⊕ GAS LINE         |
| ⊕ SEWER LINE           | ⊕ DRAINAGE PIPE    |
| ⊕ IRRIGATION BOX       |                    |

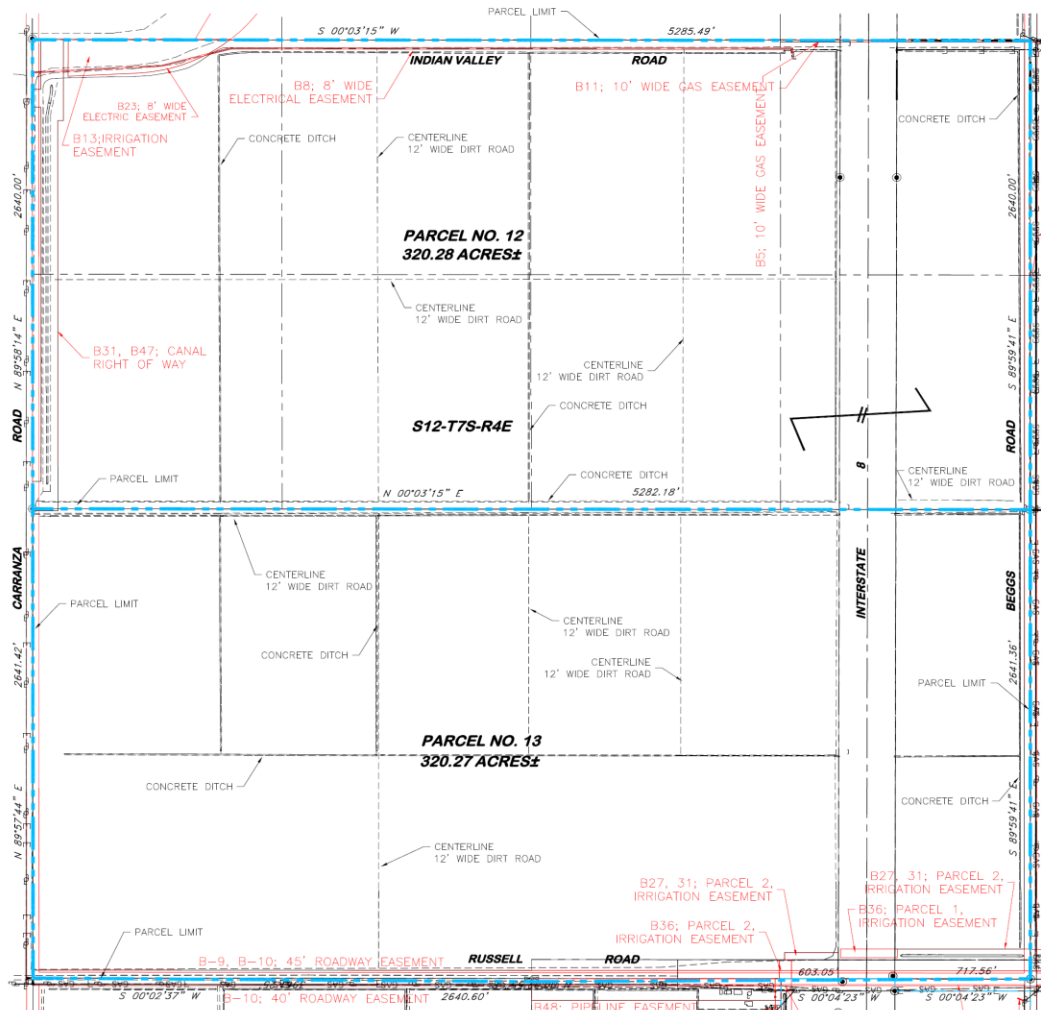
**SURVEYOR'S CERTIFICATE:**

TO JORDE HACIENDA, INC., AN ARIZONA CORPORATION, SUPERSTITION SPRINGS R-14 ASSOCIATES, AN ARIZONA LIMITED PARTNERSHIP, SUPERSTITION SPRINGS 9 ASSOCIATES, AN ARIZONA LIMITED PARTNERSHIP, VANDERBILT FARMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SECURITY TITLE AGENCY, INC. A ARIZONA CORPORATION, REGARDING ORDER # 480637283/DLDW.

I, THOMAS A. LIUZZO, R.L.S., AN ARIZONA REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NUMBER 33861, DO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2005, AND INCLUDE ITEMS 1, 6, 8, 9, 10, 11A, 14, 15 & 16 OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, DOES NOT EXCEED THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. IN ADDITION, THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE ARIZONA MINIMUM STANDARDS FOR LAND SURVEY EFFECTIVE FEBRUARY 2002.



03-11-08



REVISIONS
△ 9-14-06
△ 12-12-06

WORK REQUESTED BY:  
VANDERBILT FARMS, L.L.C.  
113 WEST WARNER ROAD  
SUITE 109  
TEMPE, ARIZONA 85284

AMERICAN LAND TITLE ASSOCIATION SURVEY  
PORTIONS OF SEC 12, T7S, R4E  
G&S RB&M PINAL COUNTY, ARIZONA  
SECTION 12 PLAN



JOB NO: 06-0187
DATE 06-26-06
SCALE 1"=300'
SHEET 5
OF NINE

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