

# For Sale



## Shahan Farm Pinal County, Arizona

By  
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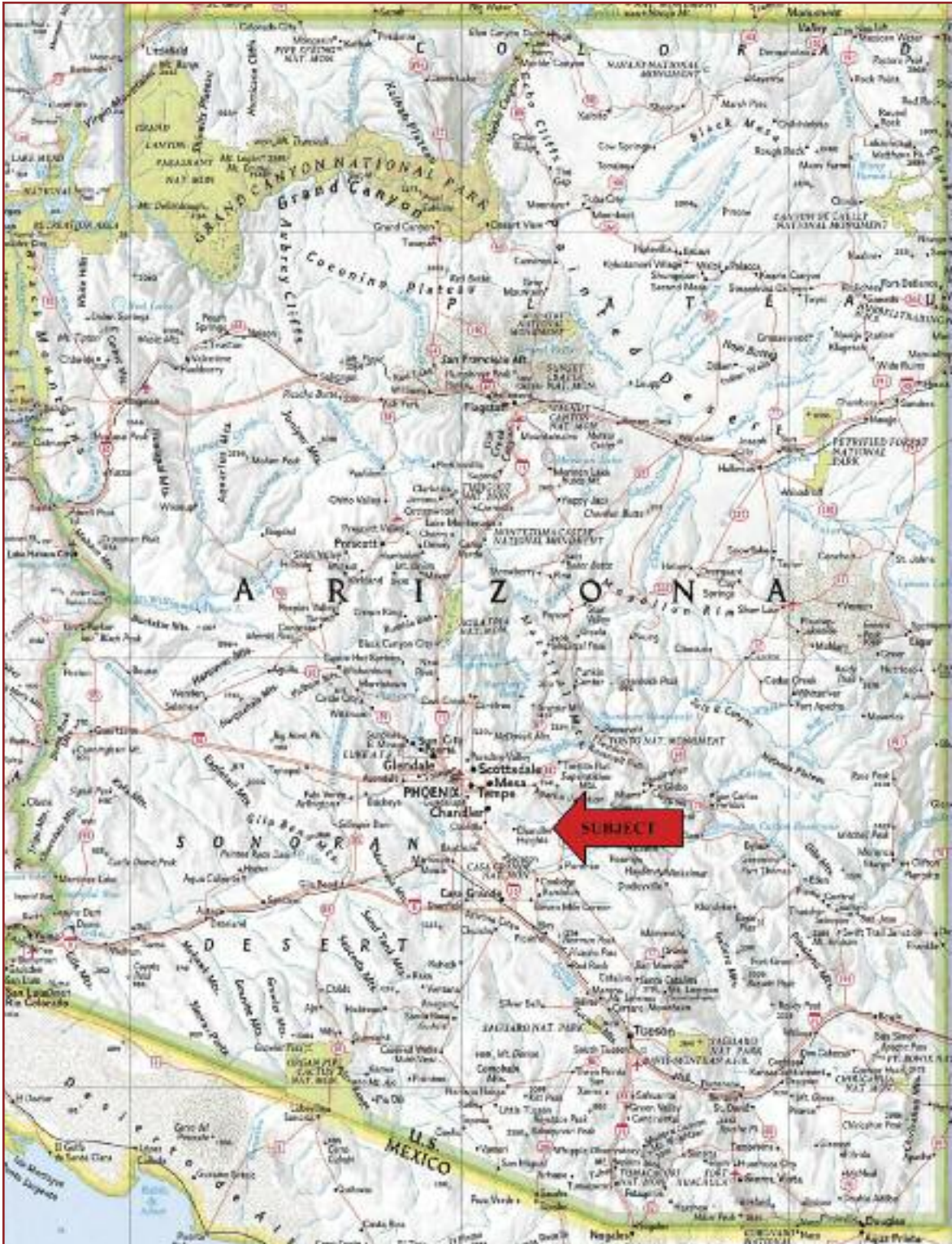
[www.ganadogroup.com](http://www.ganadogroup.com)

**Fee Appraisals ▶ Property Management ▶ Consulting ▶ Real Estate Brokerage**

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This information was obtained from sources deemed to be reliable but is not guaranteed by the broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

## Shahan Farm Pinal County, Arizona



LOCATION MAP

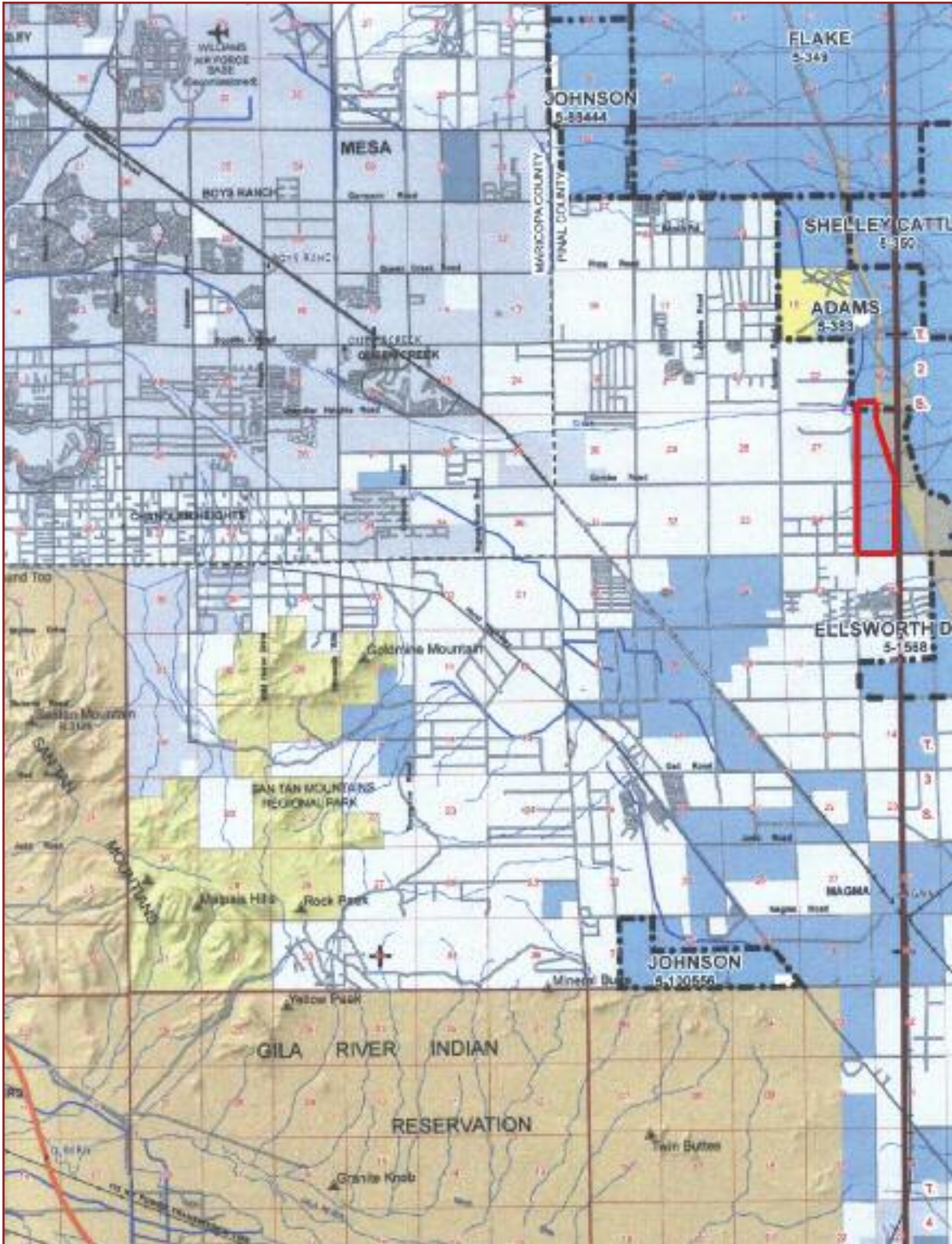
## Shahan Farm

Pinal County, Arizona

<b>LOCATION</b>	The Shahan Farm is located 6 miles south southeast of Queen Creek, in Pinal County, Arizona. Queen Creek is approximately 30 miles southeast of Phoenix.
<b>ACCESS</b>	Access from Queen Creek is provided by Rittenhouse Road southeast to Combs Road. Take Combs east four miles to the farm and potato shed.
<b>LAND TENURE</b>	The property is all State of Arizona Agricultural Lease land. The total leased land is broken down as follows:  484.20 Acres Farmed 188.82 Acres Unusable <u>33.62</u> Acres Roads & Ditches 706.64 Acres Total Land
<b>LEGAL DESCRIPTION</b>	<b><i>State Lease:</i></b> State of Arizona Agricultural Lease No. 01-000838  Township 2 South, Range 8 East Gila & Salt River Base & Meridian Sections 26: S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ EX DOR #81109 & DOR #88682 Sections 35: W $\frac{1}{2}$ , W $\frac{1}{2}$ E $\frac{1}{2}$ SLY CAP & E $\frac{1}{2}$ E $\frac{1}{2}$ SLY CAP
<b>PROPERTY DESCRIPTION</b>	Flood irrigated farmland in contiguous block of land. Queen Creek is the northern boundary, the CAP canal is the eastern boundary and Sierra Vista Drive, a dirt road, lies along the west side. An unnamed dry wash flows east to west through the farm splitting it into two farming areas.
<b>IMPROVEMENTS</b>	The farm is improved with labor housing, equipped potato shed, sump with pump, and irrigation ditch. The irrigation ditches on the northern portion are concrete and the southern portion are dirt ditches.
<b>IRRIGATION WATER</b>	Grandfathered Water Right (GWR) #58-107195.0001 Grandfathered Water Right Acres: 484.2 acres Water Duty Aces: 383.80 acres Irrigation Water Duty: 4.53-acre feet per acre Maximum Annual Groundwater Allotment: 1,734.08-acre feet Maximum Annual Water Allotment (MAWA): 3.58 acre feet per acre  Irrigation and Drainage District: New Magma Irrigation and Drainage District (NMIDD) 2010 NMIDD Water Cost: \$35/AF 2010-11 NMIDD District Assessments: \$19.39/Water Right Acre
<b>SOILS</b>	Gilman loam I, Gilman fine sandy loam II, Mohall loam I & Vint loamy fine sand III.  The majority is Gilman loam, a class I soil.
<b>ELEVATION</b>	1,560 feet



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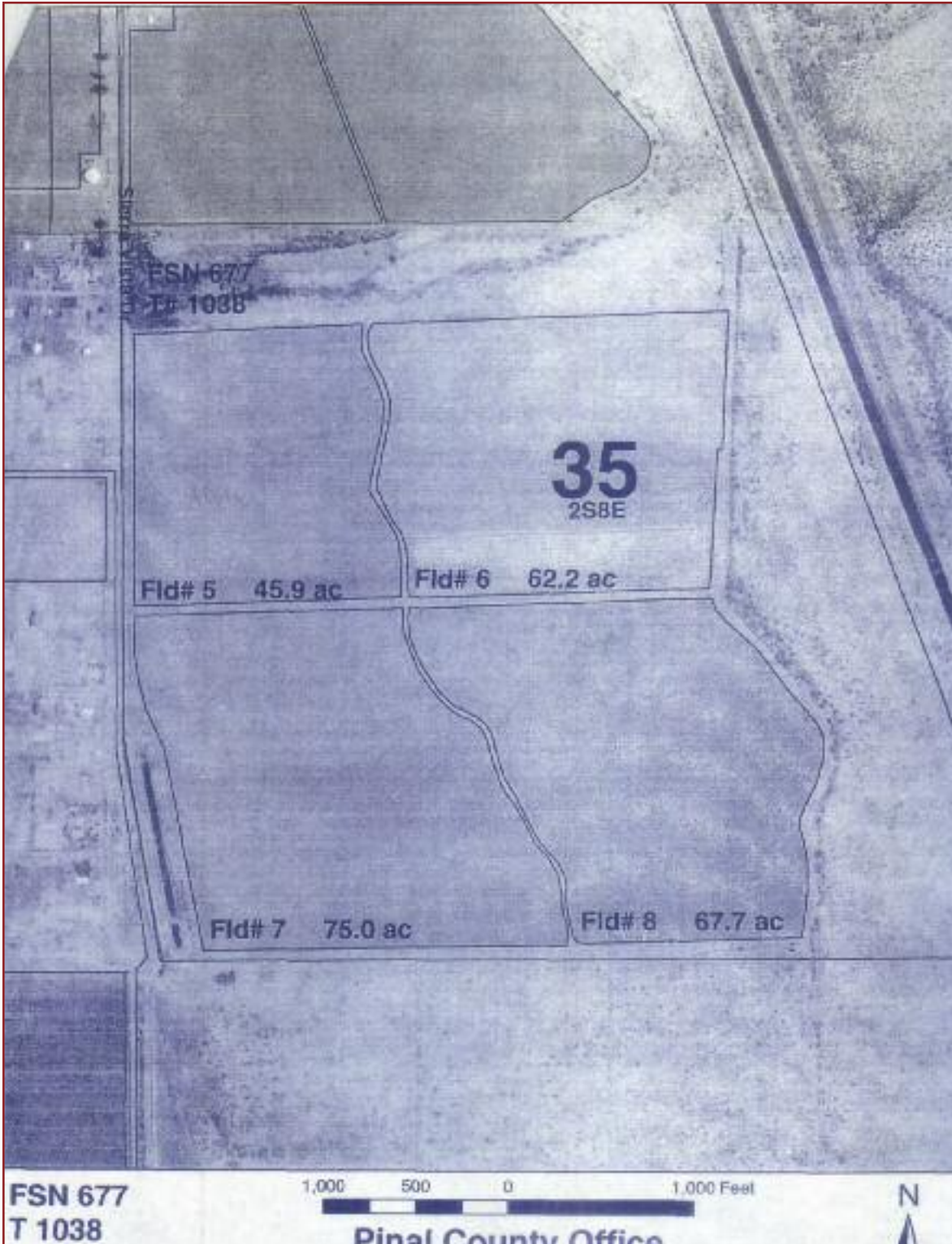
### Shahan Farm Pinal County, Arizona



#### FARM MAP

Sec. 26, Township 2 South, Range 8 East

Shahan Farm  
Pinal County, Arizona



FARM MAP

Sec. 35, Township 2 South, Range 8 East

Shahan Farm  
Pinal County, Arizona

Photos Taken March 20, 2010



*Southwestern view from Northeast Corner of Farm*



*Southern View along Eastern Boundary of Northeastern Portion of Farm*

Shahan Farm  
Pinal County, Arizona

Photos Taken March 20, 2010



*Central Arizona Project Delivery Ditch*



*Northern View along Eastern Boundary from Southeast Corner of Farm*

## Shahan Farm Pinal County, Arizona

Photos Taken March 20, 2010



*Northern View from Southwest Corner of Farm*



*Sump*

## Shahan Farm Pinal County, Arizona

Photos Taken March 20, 2010



*Potato Shed*



*Labor Housing*