

Southwestern Ag Services, LLC

7254 E. Southern Ave. Suite 107, Mesa, Arizona 85209 ----www.swaservices.com
(480) 539-2671 Phone, (480) 507-4731 Fax, (602) 617-4510 Mack Cell, Steve Cell (602) 228-9676

Rancho del Rio
Florence, Pinal County, Arizona

Location

The Rancho del Rio property is located at the northeast corner of Dogwood Road and paved E. Diversion Dam Road about 1 1/2 miles east of Main Street on Diversion Dam Road, Town of Florence Arizona.

Rancho del Rio, LLC 177 ± acres Deeded Pinal County APN's

201-26-004D, 201-31-005B, 201-31-004, 301-31-001, 301-31-01007, 201-31-006-03

- **Acreage,** property consists of 177 acres more or less
 - **Water rights Certificate # 58-112636.0002 for 160 irrigation acres of land. In the Pinal Active Management Area,**
 - **San Carlos Irrigation District**
- **Improvements.** Paved access, One Irrigation Well, not in service-
PROPERTY IS OFFERED "AS IS"
- **Price** \$1,200,000
- **Terms** Cash or negotiable terms to qualified buyer.
 - **Flood Zone X, Town of Florence, 040084, Panel 900 of 2575, Pinal County Arizona**
 - **Utilities: San Carlos Project power, Telephone available.**
- **Contact** **W.D. McKeon**, wdmckeon@swaservices.com or wdmckeonjr@hotmail.com

Southwestern Ag Services, LLC 7254 East Southern Ave Suite 107 Mesa, AZ 85209
Office (480) 539-2671 (602) 228-9676, fax (480) 507-4731 **Steve Pendleton** steve@swaservices.com

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Soil Map—Pinal County, Arizona, Western Part

MAP LEGEND

Area of Interest (AOI)	Very Stony Spot
Soils	Wet Spot
Soil Map Units	Other
Special Point Features	Special Line Features
Blowout	Gully
Borrow Pit	Short Steep Slope
Clay Spot	Other
Closed Depression	Political Features
Gravel Pit	Cities
Gravelly Spot	Water Features
Landfill	Streams and Canals
Lava Flow	Transportation
Marsh or swamp	Rails
Mine or Quarry	Interstate Highways
Miscellaneous Water	US Routes
Perennial Water	Major Roads
Rock Outcrop	Local Roads
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	
Spoil Area	
Stony Spot	

MAP INFORMATION

Map Scale: 1:6,660 if printed on A size (8.5" x 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

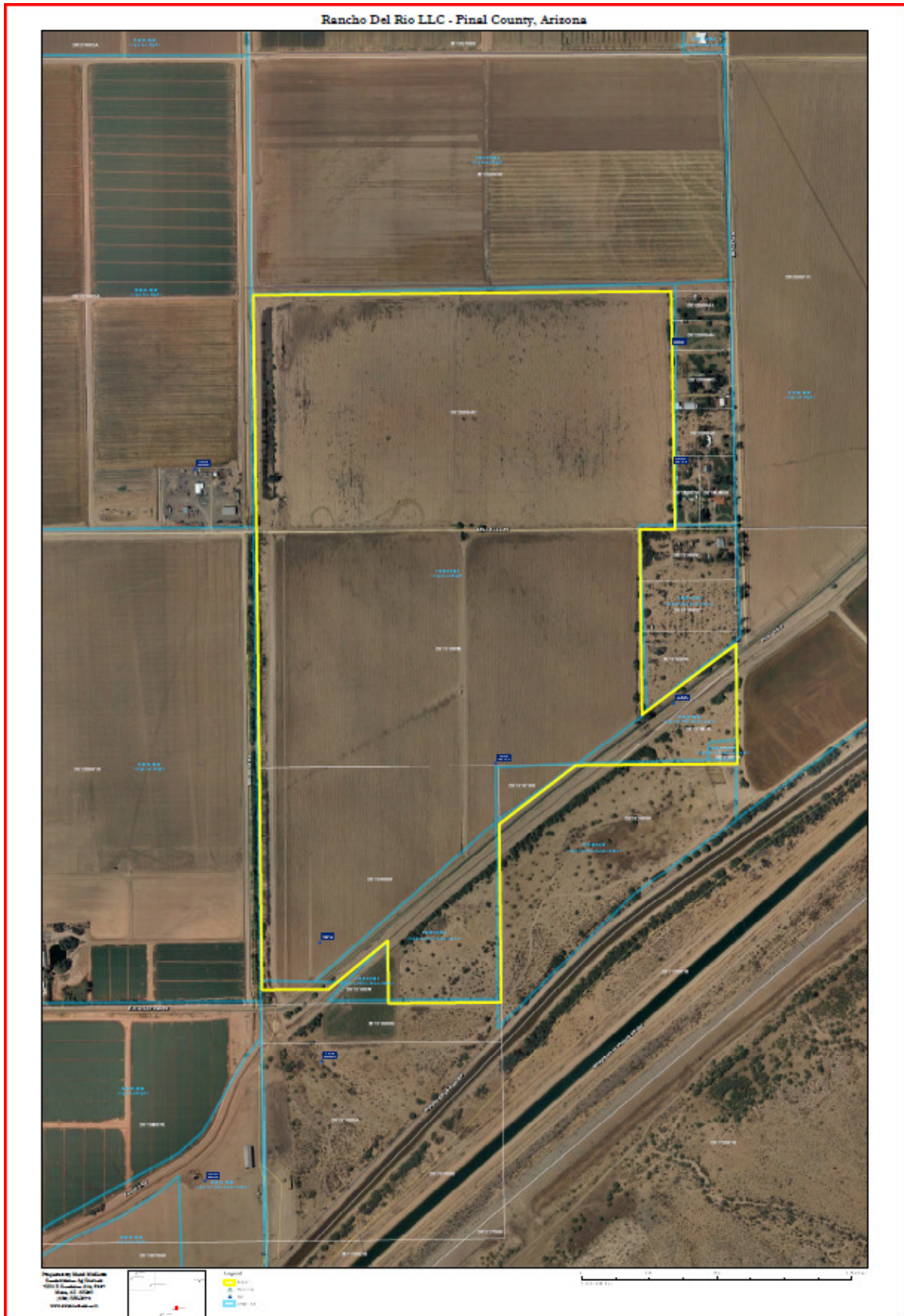
Soil Survey Area: Pinal County, Arizona, Western Part
 Survey Area Data: Version 7, Sep 4, 2008
 Date(s) aerial images were photographed: 6/23/2007

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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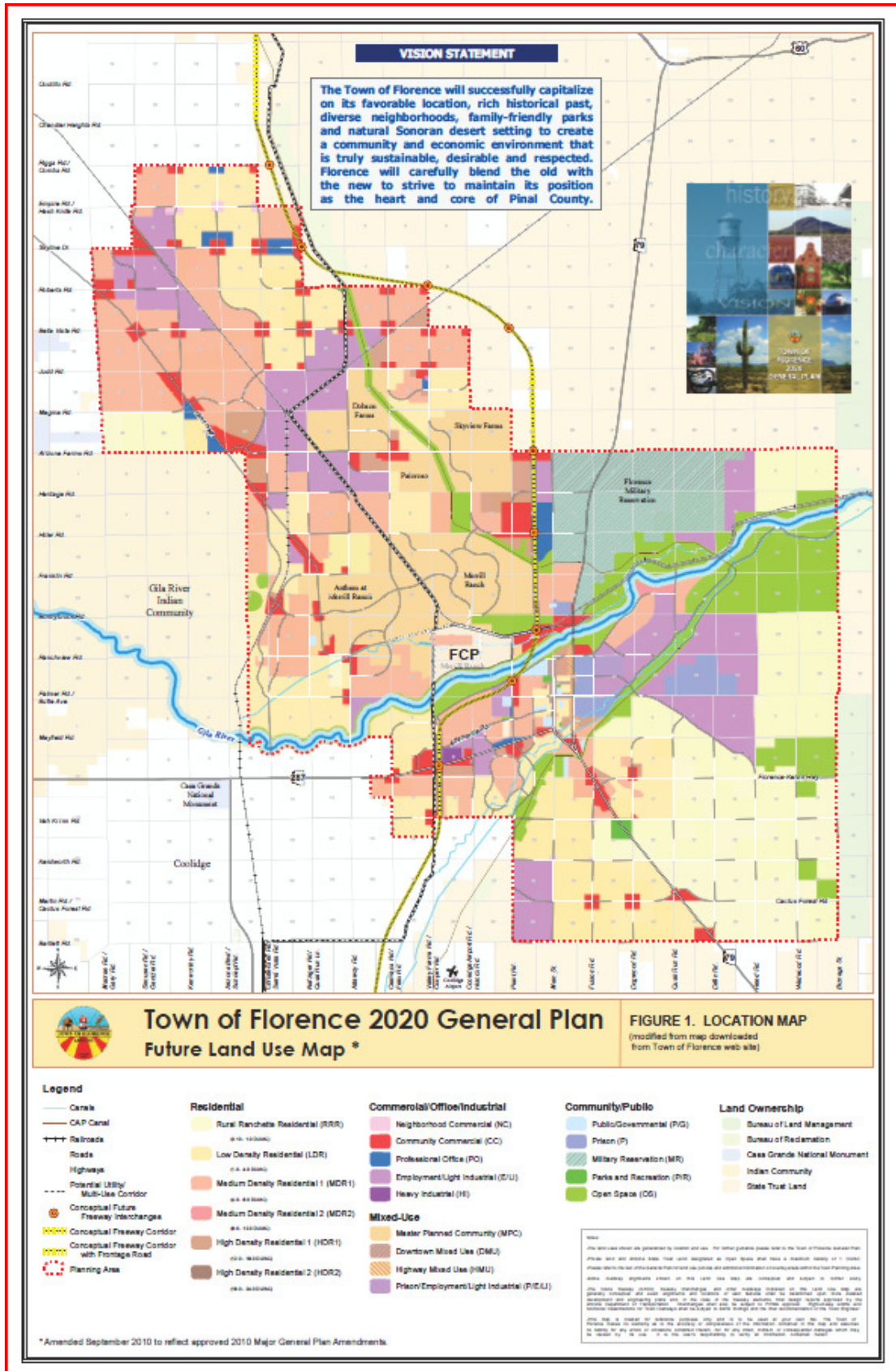
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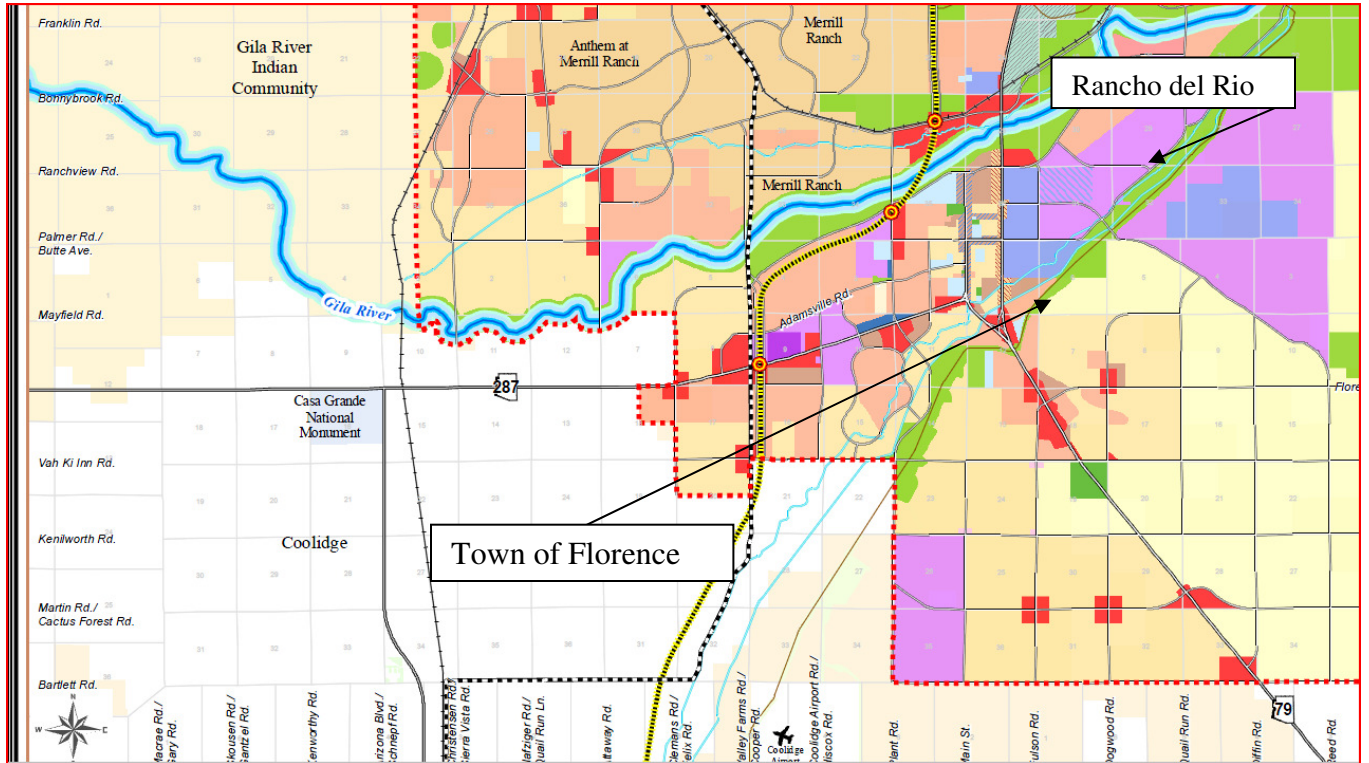


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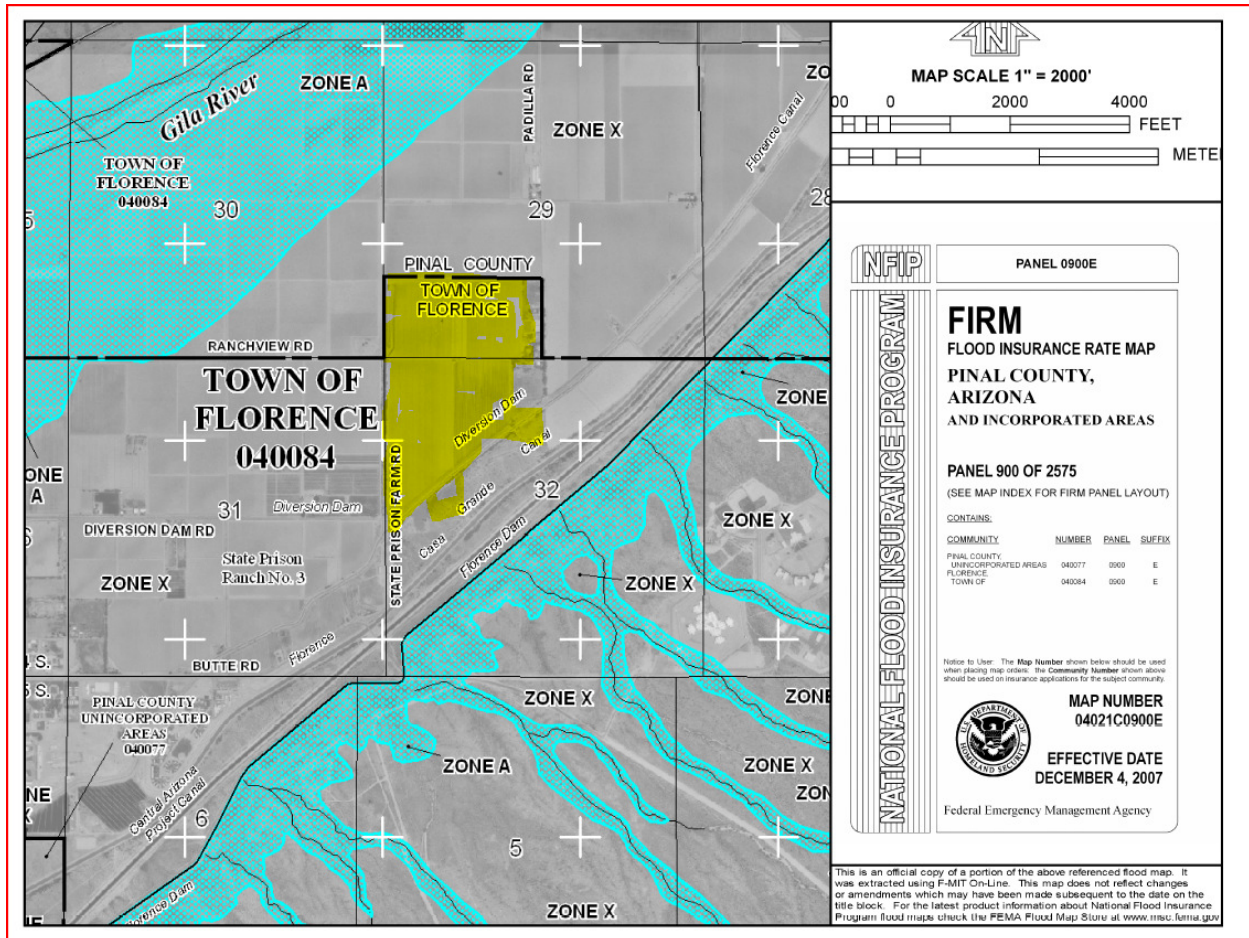
LOCATION MAP



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FLOOD MAP

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