



**Three Rivers**  
AG INVESTMENTS

For further information,  
please contact:

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**COX ROAD 80**

Pinal County, Arizona  
Desert 80 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION** This high natural desert property fronts the west side of Cox Road, one-half mile north of Val Vista Road, approximately two miles northeast from the city limits of Casa Grande, Pinal County, Arizona.

**ACCESS** From I-10 take the McCartney Road exit east to Cox Road. Take Cox Road north 2-1/2 miles to the southeast corner of the property.

**LEGAL** South half of the northeast quarter of Section 24, Township 5 South, Range 6 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

**APN** 509-40-007C

**ACREAGE** 80.60 gross acres  
77.19 net acres

**UTILITIES** Electric – APS power to the property  
Water – Arizona Water Company 6" water main to the property  
Telephone – CenturyLink trunk line to the property  
Sewer – Individual septic systems

**FLOOD ZONE** Flood Zone X, outside of the 100-year floodplain. FEMA map 04021C1200E.

**ZONING** SR (Suburban Ranch) Pinal County, within the Casa Grande General Plan area for low density rural residential use.

**ELEVATION** From 1,570'– 1,593'

**TAXES** \$7,437.74 per year based on 2017 taxes.

**PRICE** \$1,520,000 or \$19,000 per acre

**TERMS** Cash

**COMMENTS** Potential for low density suburban ranch development as is. The property maintains healthy stands of ironwood and saguaro cactus with medium density creosote bush.

