

±470.75 RAIL SERVED ACRES FOR SALE

CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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602.363.3901

 Land Advisors[®]
ORGANIZATION

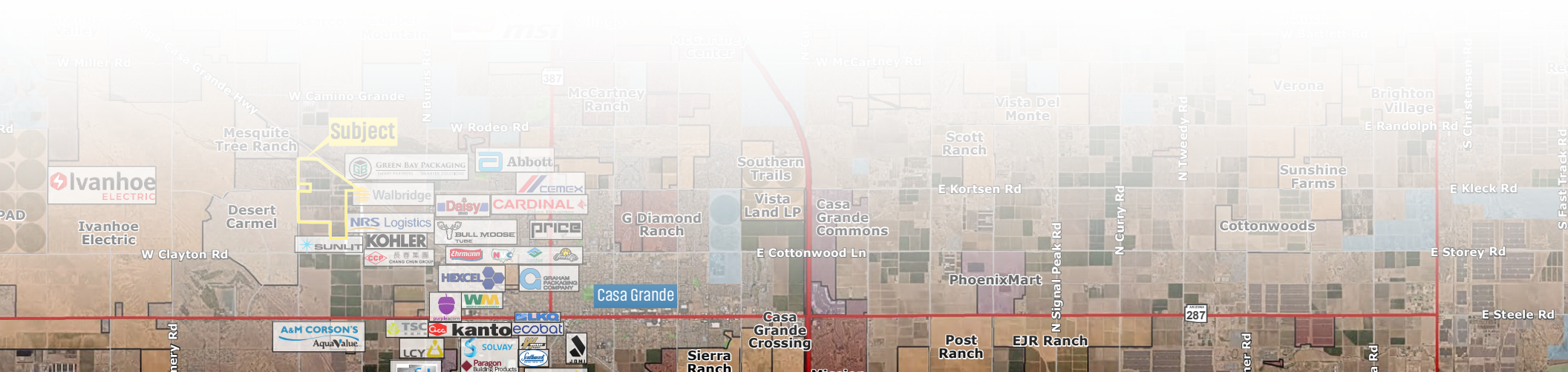
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EXECUTIVE SUMMARY



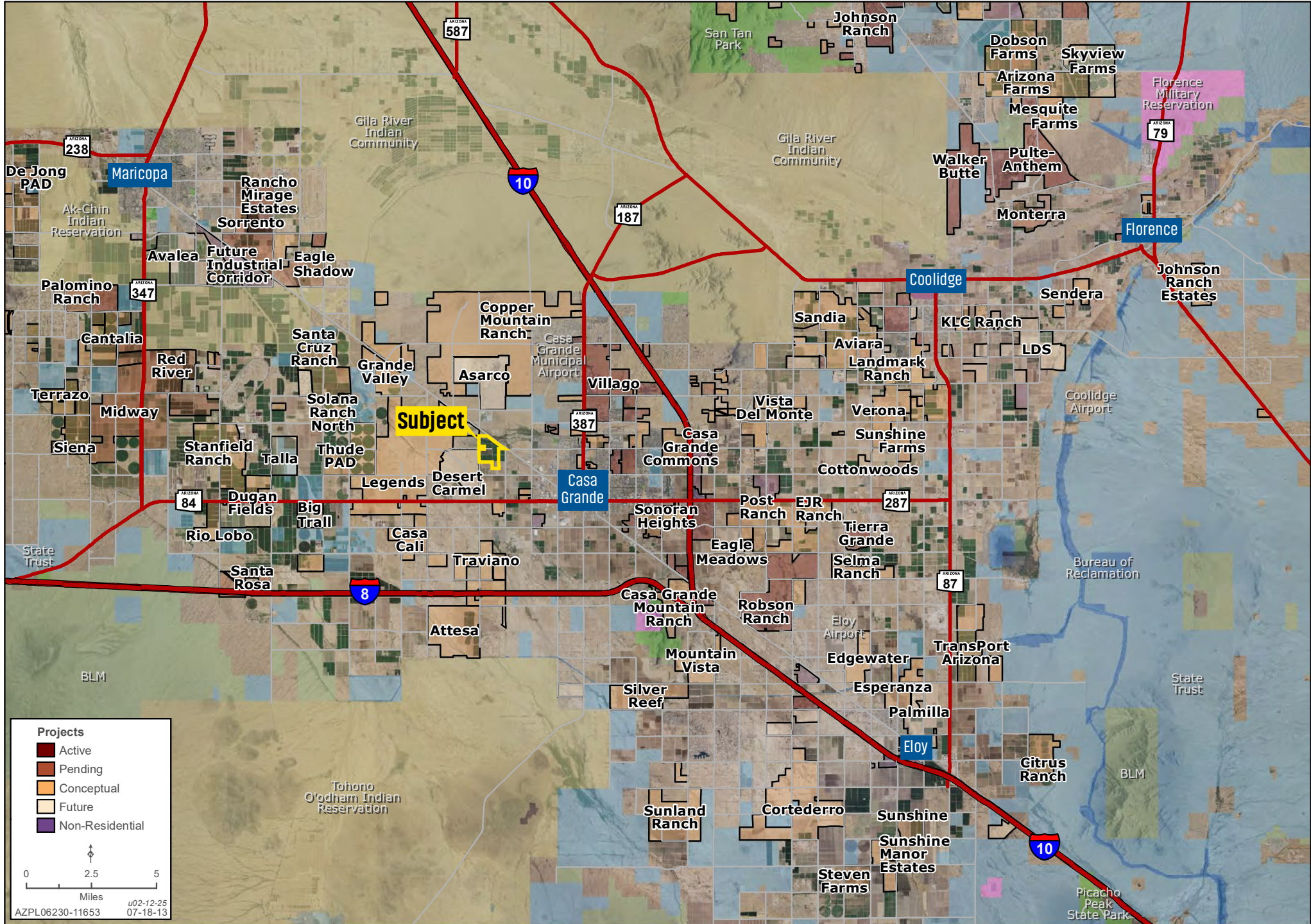
LOCATION	This property is located at the northeast corner of the southeast corner of Bianco Road and Kortsen Road in Casa Grande, Arizona.
SIZE	±470.75 Acres
PRICE	Submit
ZONING	I-2, City of Casa Grande
PARCELS	503-31-005E, 503-31-006B, 503-31-008A, 503-36-001B, 503-36-002A, 503-36-003A, 503-36-006J, 503-36-006K
UTILITIES	<p>Water - Arizona Water Company</p> <ul style="list-style-type: none"> • 12 inch water main in Kortsen Road alignment • 36 inch water main one mile east in Burn's Road Alignment <p>Electric - San Carlos Electric</p> <p>Gas - Southwest Gas</p>

COMMENTS	<ul style="list-style-type: none"> • Large contiguous San Carlos Farm adjacent to city limits • Located between the City of Casa Grande and the City of Maricopa with almost 1 mile of frontage on Highway 238 • Infrastructure solutions readily available • Click here for more information on the Pinal County Market
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Rail Service via Industrial Rail Co. & Union Pacific via the newly expanded Casa Grande Rail Yard • On site Effluent Return line and Lift Station constructed by City of Casa Grande • On site Water Campus being constructed by Arizona Water Company • Less than 1 mile from APS future Bianco Switching Yard



REGIONAL MAP

Kirk P. McCarville, CCIM | Trey Davis | 520.251.0348 | www.landadvisors.com



DEVELOPMENT MAP

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CORPORATE NEIGHBORS

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | landadvisors.com



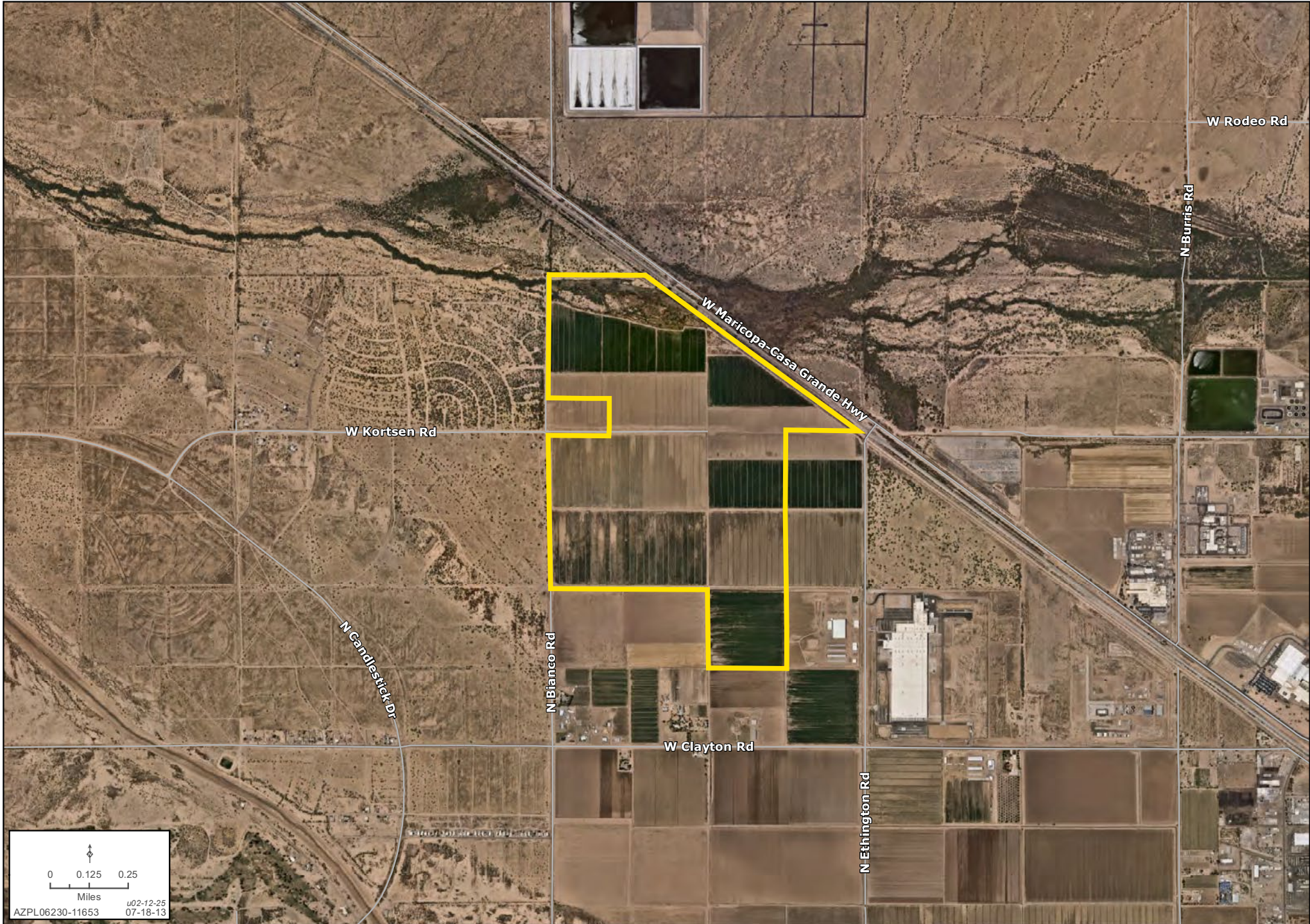
Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.5 1
Miles
u03-04-26
AZPL06230-11653 07-18-13

DETAIL MAP

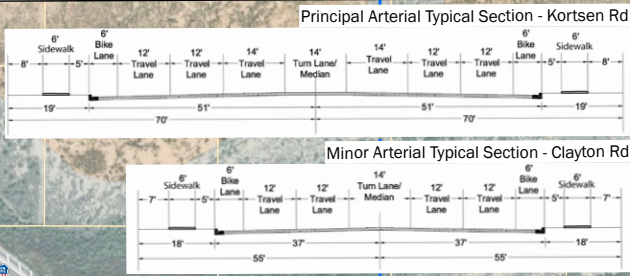
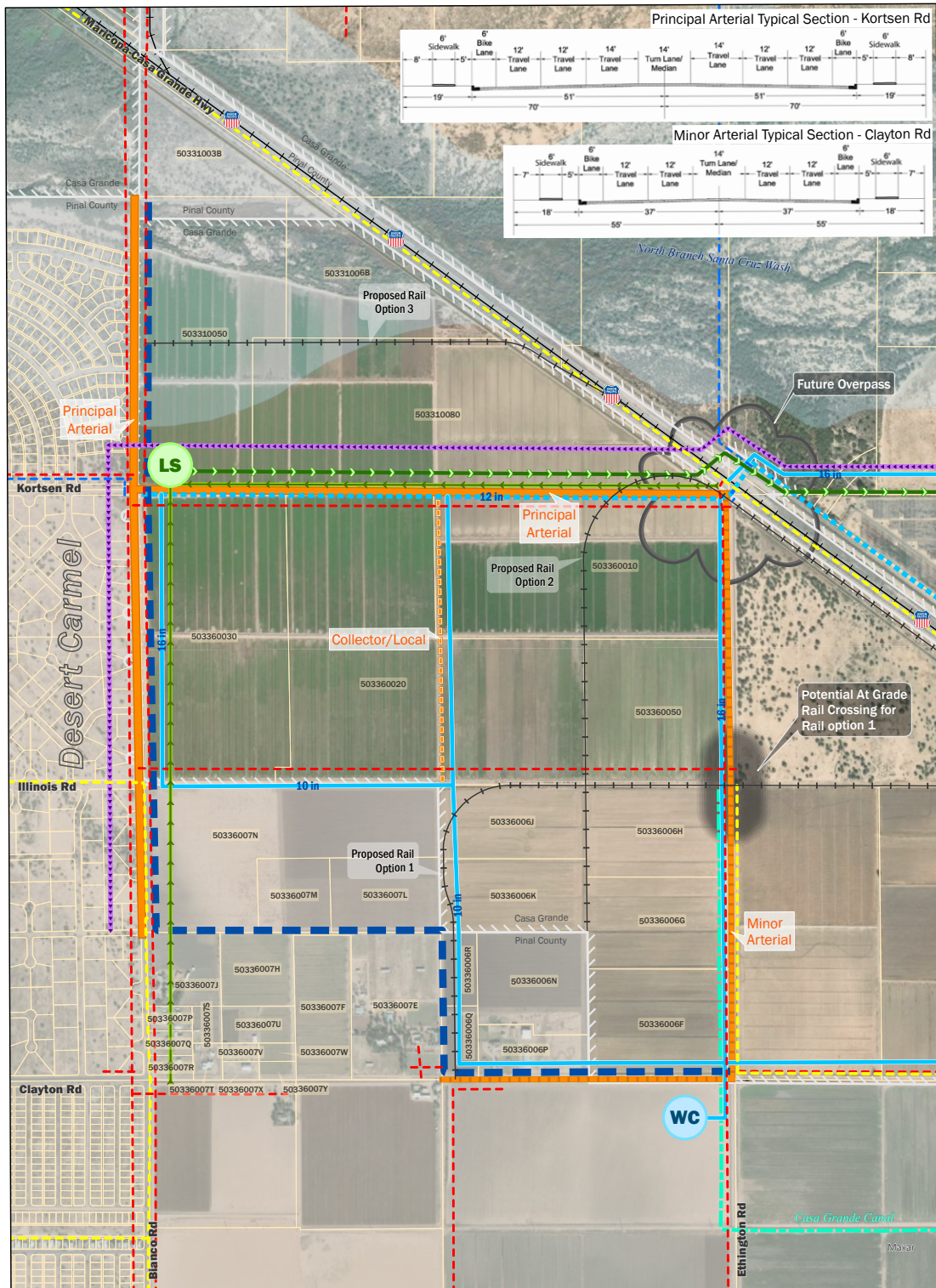
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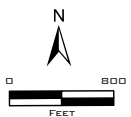
PINAL COUNTY HIGHLIGHTS | [CLICK THE LINKS BELOW FOR MORE INFORMATION](#)



MASTER UTILITY MAP



- | | | |
|-----------------------------|--------------------------|------------------------------------|
| Water | Sewer | Electric |
| Existing | Proposed Dual Force Main | Existing Electric |
| Existing 12" to be Replaced | Proposed Gravity Sewer | Existing Gas |
| Proposed | Proposed Lift Station | Drainage Channel |
| Proposed Water Campus | Reclaimed Water | Existing SCIP Facilities |
| Proposed Principal Arterial | Proposed Reclaimed Water | FEMA Flood Zone A |
| Proposed Minor Arterial | | Parcel Boundary - Labeled with APN |
| Proposed Collector/Local | | City Boundary |



POTENTIAL INFRASTRUCTURE IMPROVEMENTS

CASA GRANDE, ARIZONA



 PROJECT NUMBER: 2062 JANUARY 2023

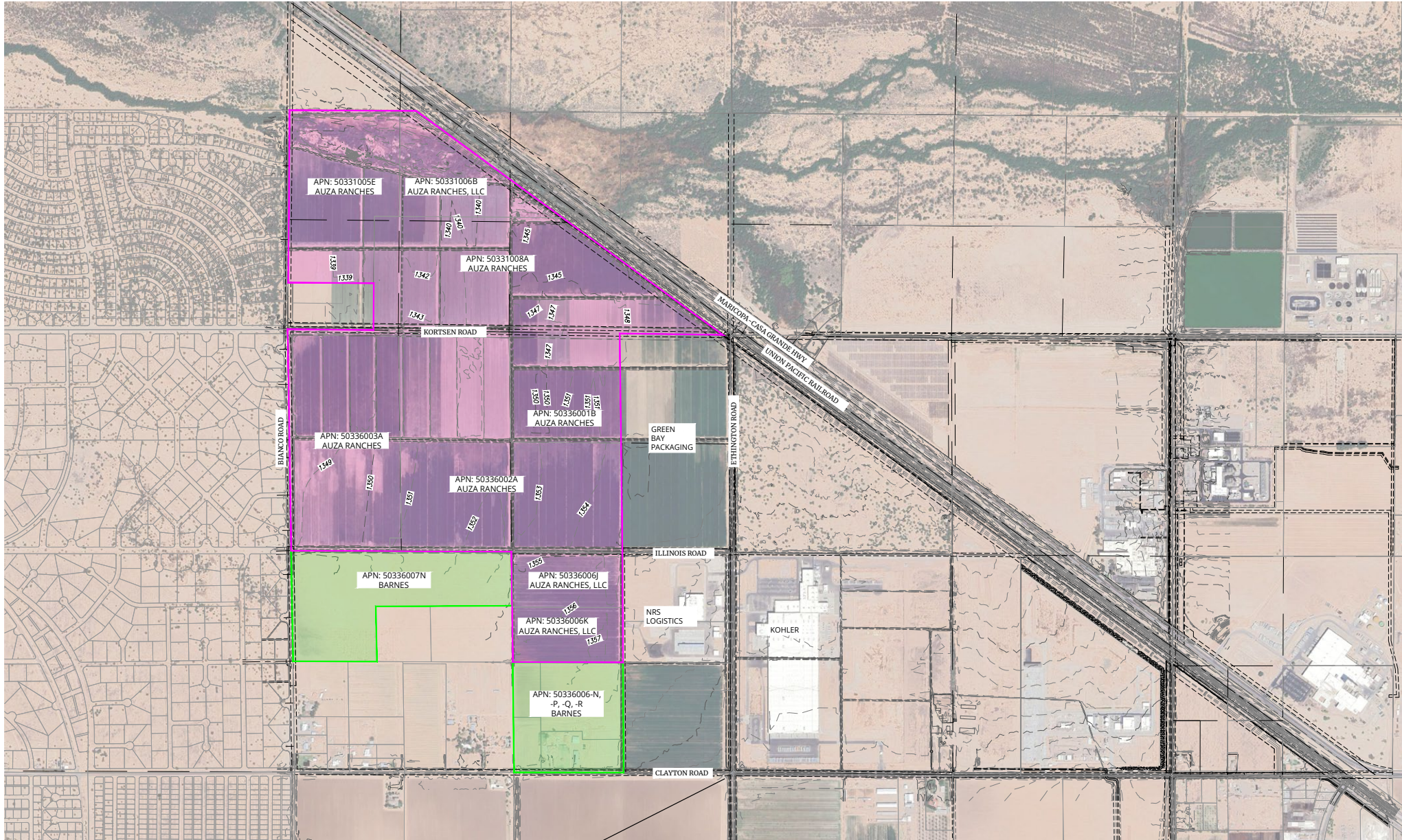
GROUNDWATER RIGHTS



OVERALL PARCEL EXHIBIT



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AUZA RANCHES

CASA GRANDE, AZ

- AUZA PROPERTY: 476.2 ACRES
- BARNES PROPERTY: 96.1 ACRES

OVERALL PARCEL EXHIBIT



1" = 500'
June, 2025
24X36
2062
RJM

This plan is conceptual and subject to change through the planning and development process.
U:\2000\2025\ENGINEERING\2025\06_AUZA\AUZA OVERALL PARCELS\062-AUZA OVERALL EXHIBIT.dwg 6/11/2025 8:55 AM



Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-101041.0013	STATUS DATE:	7/7/2011	
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE	
LAND OWNERSHIP :	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE	
2018 ALLOTMENT:	436.44	BMP Enrollee:	N	RETIRED ACRES: 0.00
WATER DUTY ACRES:	110.49	IRRIGATION ACRES	115.00	WATER DUTY 3.95 Mgt Plan 3
IRRIGATION DISTRICT NAME:	SAN CARLOS		MAWA:	3.8

NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008 CASA GRANDE AZ 85130	TYPE: OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	TYPE: REPORTING PARTY
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PLACE OF USE

NW SE 15 T6.0S R5.0E
 E1/2 SE 15 T6.0S R5.0E

BOOK/MAP/PARCEL

Book: 503	Map: 36	Parcel: 006G	Part:
Book: 503	Map: 36	Parcel: 006H	Part:
Book: 503	Map: 36	Parcel: 006J	Part:
Book: 503	Map: 36	Parcel: 006K	Part:
Book: 503	Map: 36	Parcel: 006F	Part:

WELL SERVING

Well#	55 - 622028	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622029	Location	SE NE SE 16 T6.0S R6.0E	Year	2018
Well#	55 - 622030	Location	SE SW SW 10 T6.0S R5.0E	Year	2018

RIGHT TO FACILITY RELATIONSHIPS

*** NO DATA FOUND ***

GROUNDWATER RIGHTS



Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #: 58-150085.0002 **STATUS DATE:** 6/16/2011
AMA: PINAL AMA **RIGHT/PERMIT/FACILITY TYPE:** IRRIGATION USE
LAND OWNERSHIP : PRIVATE OR COMPANY **FILE STATUS:** ACTIVE - FULL CONVEYANCE
2018 ALLOTMENT: 1,054.48 **BMP Enrollee:** N **RETIRED ACRES:** 0.00
WATER DUTY ACRES: 269.00 **IRRIGATION ACRES** 279.00 **WATER DUTY** 3.92 **Mgt Plan** 3
IRRIGATION DISTRICT NAME: SAN CARLOS **MAWA:** 3.78

NAME & ADDRESS

AUZA RANCHES LLC **TYPE:** OWNER
P O BOX 10008
CASA GRANDE AZ 85130

VALLEY CONSULTING SERVICE **TYPE:** REPORTING PARTY
ATTN: JIM JEPSEN
P.O. BOX 2241
COOLIDGE AZ 85128

PLACE OF USE

S1/2 10 T6.0S R5.0E
NE 15 T6.0S R5.0E

BOOK/MAP/PARCEL

Book: 503	Map: 31	Parcel: 006B	Part:
Book: 503	Map: 36	Parcel: 001	Part:
Book: 503	Map: 36	Parcel: 005	Part:
Book: 503	Map: 31	Parcel: 5	Part:
Book: 503	Map: 31	Parcel: 8	Part:

WELL SERVING

Well# 55 - 622029	Location SE NE SE 16 T6.0S R6.0E	Year 2018
Well# 55 - 622030	Location SE SW SW 10 T6.0S R5.0E	Year 2018
Well# 55 - 622028	Location SE NE SE 16 T6.0S R6.0E	Year 2018

RIGHT TO FACILITY RELATIONSHIPS

*** NO DATA FOUND ***



Arizona Department of Water Resources Groundwater Right/Facility Report

RIGHT #:	58-111837.0004	STATUS DATE:	7/6/2011	
AMA:	PINAL AMA	RIGHT/PERMIT/FACILITY TYPE:	IRRIGATION USE	
LAND OWNERSHIP:	PRIVATE OR COMPANY	FILE STATUS:	ACTIVE - FULL CONVEYANCE	
2018 ALLOTMENT:	759.77	BMP Enrollee:	N	RETIRED ACRES: 0.00
WATER DUTY ACRES:	161.31	IRRIGATION ACRES:	195.00	WATER DUTY: 4.71 Mgt Plan 3
IRRIGATION DISTRICT NAME:	SAN CARLOS		MAWA:	3.9

NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008 CASA GRANDE AZ 85130	TYPE: OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	TYPE: REPORTING PARTY
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PLACE OF USE

NW 15 T6.0S R5.0E
 SW NE 15 T6.0S R5.0E

BOOK/MAP/PARCEL

Book:	503	Map:	36	Parcel:	002	Part:	
Book:	503	Map:	36	Parcel:	003	Part:	

WELL SERVING

Well#	Location	Year
55 - 622028	SE NE SE 16 T6.0S R6.0E	2018
55 - 622029	SE NE SE 16 T6.0S R6.0E	2018
55 - 622030	SE SW SW 10 T6.0S R5.0E	2018

RIGHT TO FACILITY RELATIONSHIPS

*** NO DATA FOUND ***

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