

Property Details

CONTROL: Exclusive VALUE: \$2,286,000
LOAN: \$0
EQUITY: \$2,286,000

TITLE: ARIZONA 661 ACRES WITH WATER
TYPE: Agricultural
HAVE: 656.81 acres in proximity to Ft. Huachuca, Huachuca City AZ. 317 Acres is Agricultural with a 776 GPM irrigation well. Balance of 339 Acres is in 9 executive building lots averaging 36 acres each,
ADDRESS: xxx Mustang Ranch Road, Huachuca City, Arizona
BENEFITS TO NEW OWNER: Well priced acreage with diverse opportunities. Build or sell 9 lots. Agricultural uses on balance or develop into RV resort. Irrigation well 776 GPM

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$7,600
NOI: \$-7,600
DEBT SERVICE: \$0
CASH FLOW: \$-7,600
CAP RATE: 0.00%



BENEFITS SOUGHT: Ownership wants to move on to other investments.

MOTIVATION: 10 Has other investment motivated to move into.

CAN ADD: Assistance in transition.

REMARKS: Ft. Huachuca is in Mission Expansion Mode. BlackStar Orbitals Space Drones based on Ft. in progress. 14,600 ac North of property is being developed into solar farm to make the Ft Energy Independent. Agricultural Irrigation well on property. ADWR:55-506708

OWNER: JB Lazy DS Ranch LLC

COUNSELOR: Tom DeSollar Phone: 520-400-2732
6700 N. Oracle Rd. Suite 235 Cell: 520-400-2732
Tucson, Arizona, 85704 Email: tom@azfirstprop.com