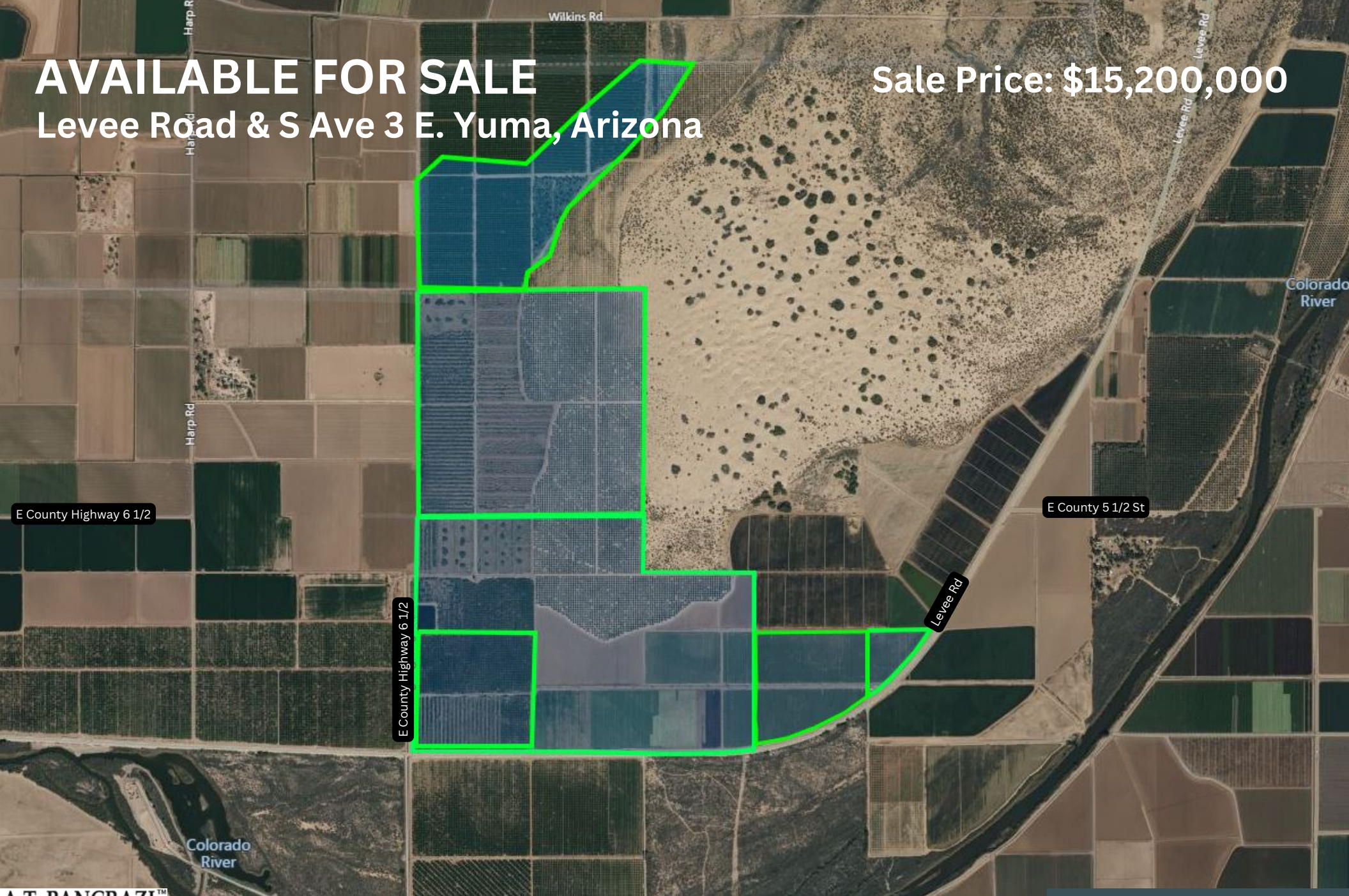


AVAILABLE FOR SALE

Levee Road & S Ave 3 E. Yuma, Arizona

Sale Price: \$15,200,000



A.T. Pancrazi Real Estate Services, Inc
350 W. 16th Street, Suite 332
Yuma, AZ 85364
pancrazirealestate.com



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CO-AGENT LISTING CONTACT

Christina Gwynn Perricone
928.941.2816
Christina@terrabellayuma.com



AG Realty & Investments, Inc.

PROPERTY SUMMARY

±500.56 Acres

Total Lot area

\$15,200,000

Total Sale Price

RA-20

Zoning

181-07-003

181-18-001

181-18-005

181-18-006

181-18-004

181-17-005

Parcel Number (APN)

\$17,434

Property Taxes

PROPERTY HIGHLIGHTS

- Great opportunity to buy a large farm consisting of row crops and citrus
- Yuma County is the largest producer of crops in Arizona with an estimated \$3.2 billion per year in the Agriculture business
- During winter, Yuma produces around 90% of all leafy greens in the United States.
- Property is located north of the northeast corner of Levee Road & S Ave 3 E in Yuma, Arizona
- Subject to lease in place.



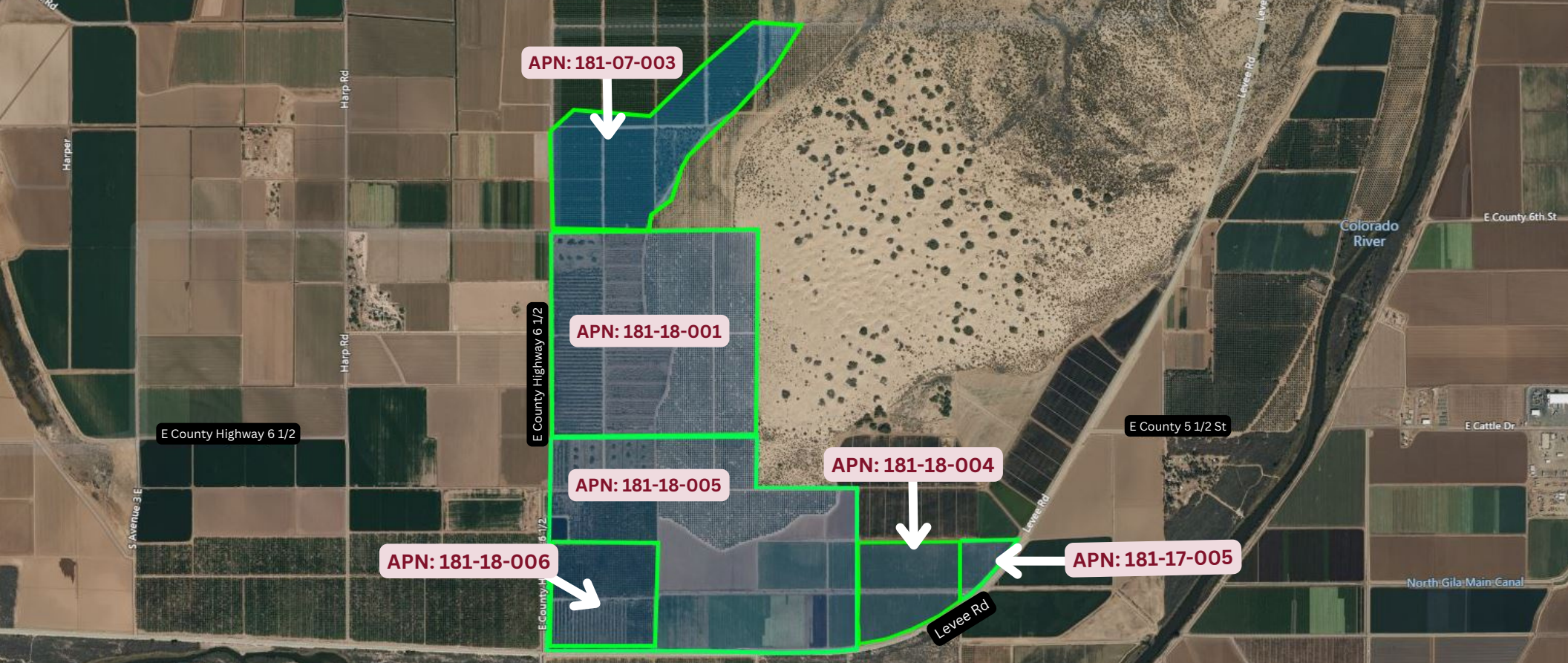
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Property Description

Parcel Number: Lot Area: Property Taxes

- 181-07-003: ±81.32 Acres: Property Taxes \$3,200
- 181-18-001: ±160 Acres: Property Taxes \$5,618
- 181-18-005: ±178.13 Acres: Property Taxes \$5,926
- 181-18-006: ±40 Acres: Property Taxes \$1,652
- 181-18-004: ±33.76 Acres: Property Taxes \$847
- 181-17-005: ±7.35 Acres: Property Taxes \$191

Irrigation water supplied by the United States Dept. of Interior Bureau of Reclamation, contract #09-XX-30-W0539, 2100 AC. ft. pumped directly from the Colorado River



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SUBJECT PROPERTY

FORT YUMA RIVIERA



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FOR SALE

Levee Road & S Ave 3E

Yuma County, Arizona

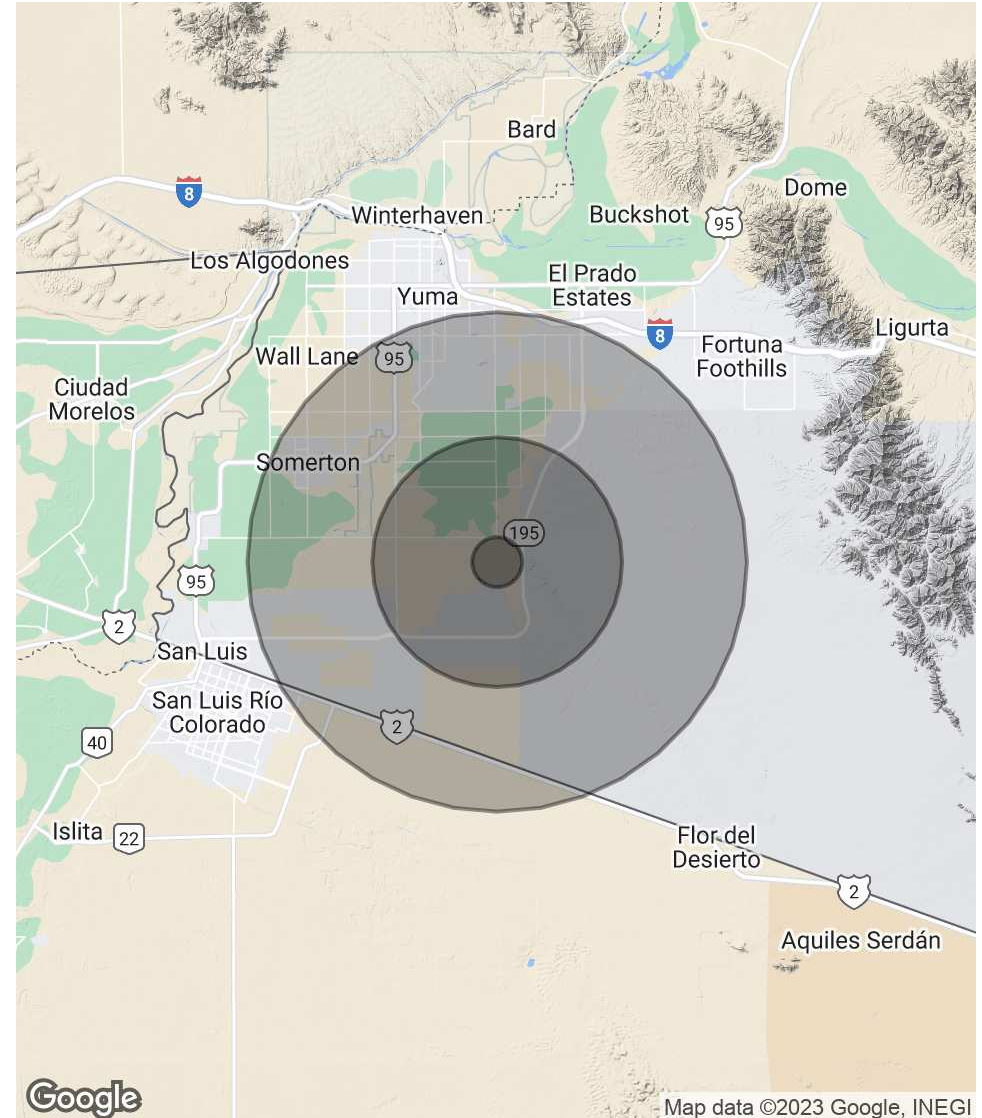
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	212	4,918	56,733
Average Age	37.5	36.8	33.7
Average Age (Male)	36.9	34.3	33.2
Average Age (Female)	51.2	45.7	36.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	29	1,225	21,181
# of Persons per HH	7.3	4.0	2.7
Average HH Income	\$66,119	\$57,764	\$53,928
Average House Value	\$208,376	\$225,704	\$149,403

** Demographic data derived from 2020 ACS - US Census*



Google

Map data ©2023 Google, INEGI

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