

# ±470.75 RAIL SERVED ACRES FOR SALE

CASA GRANDE, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors<sup>®</sup>  
ORGANIZATION

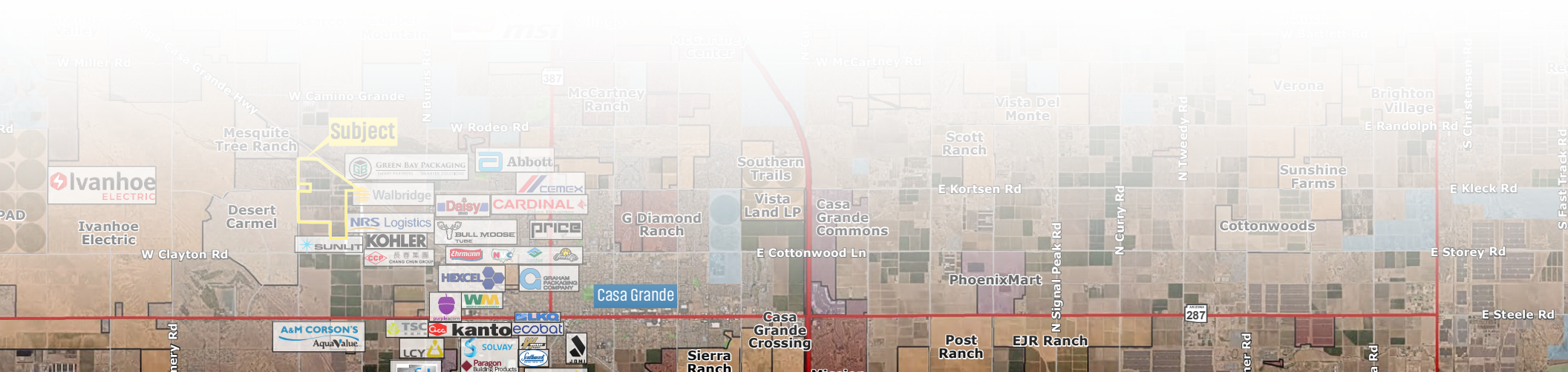
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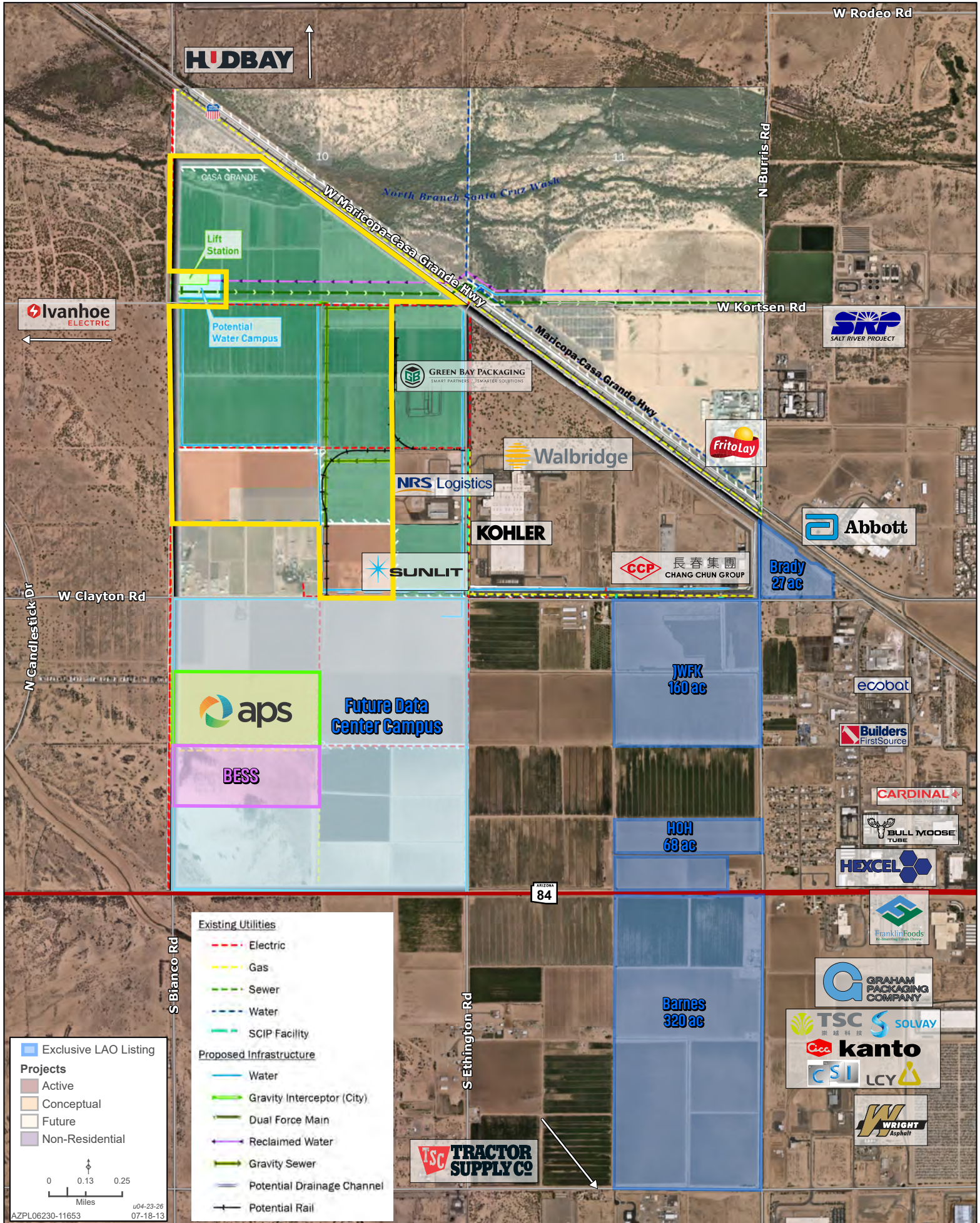
# EXECUTIVE SUMMARY



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

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





**Existing Utilities**

- Electric
- Gas
- Sewer
- Water
- SCIP Facility

**Proposed Infrastructure**

- Water
- Gravity Interceptor (City)
- Dual Force Main
- Reclaimed Water
- Gravity Sewer
- Potential Drainage Channel
- Potential Rail

**Projects**

- Exclusive LAO Listing
- Active
- Conceptual
- Future
- Non-Residential

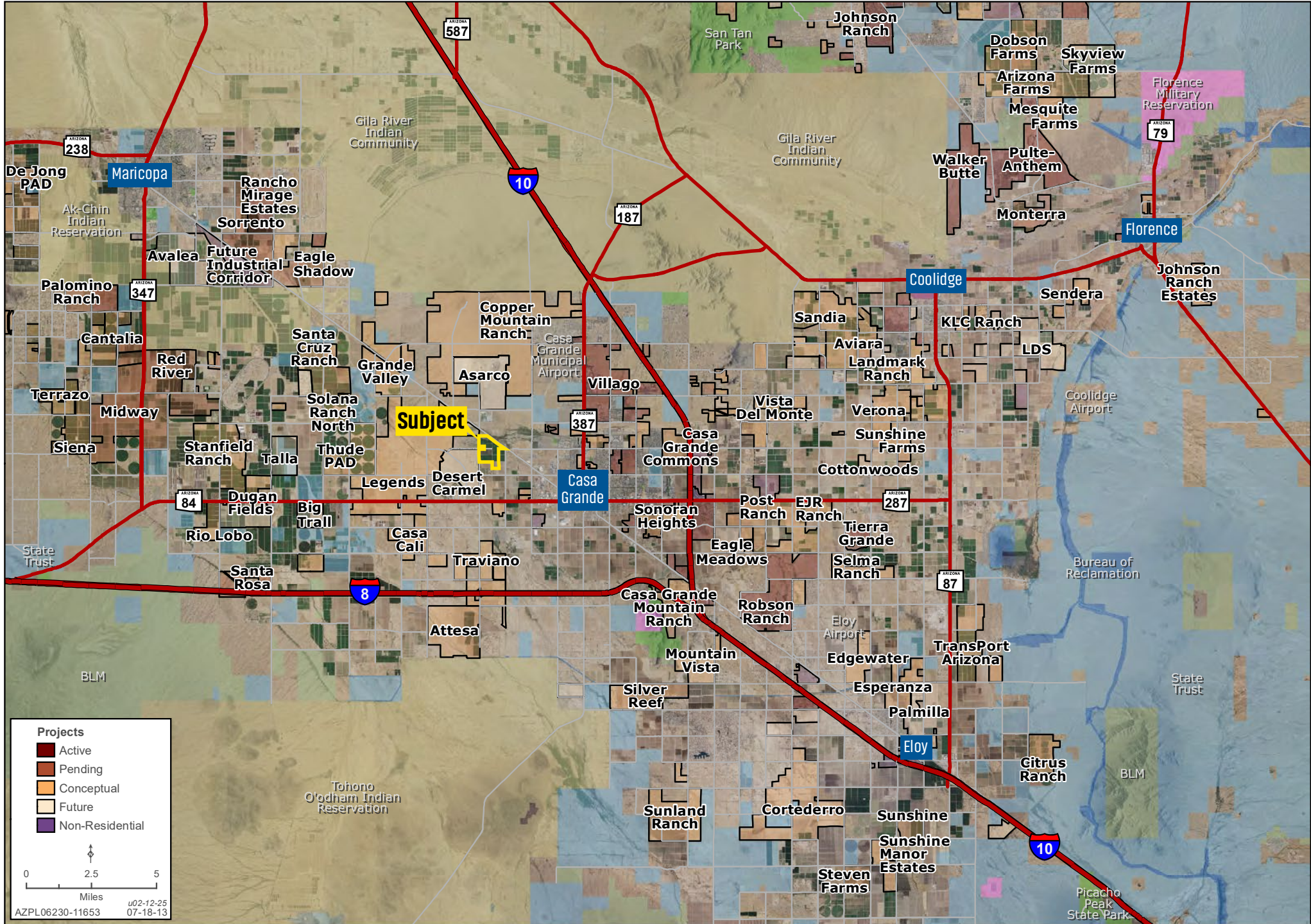
0 0.13 0.25  
Miles

04-23-26  
07-18-13

AZPL06230-11653

# REGIONAL MAP

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





# CORPORATE NEIGHBORS

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



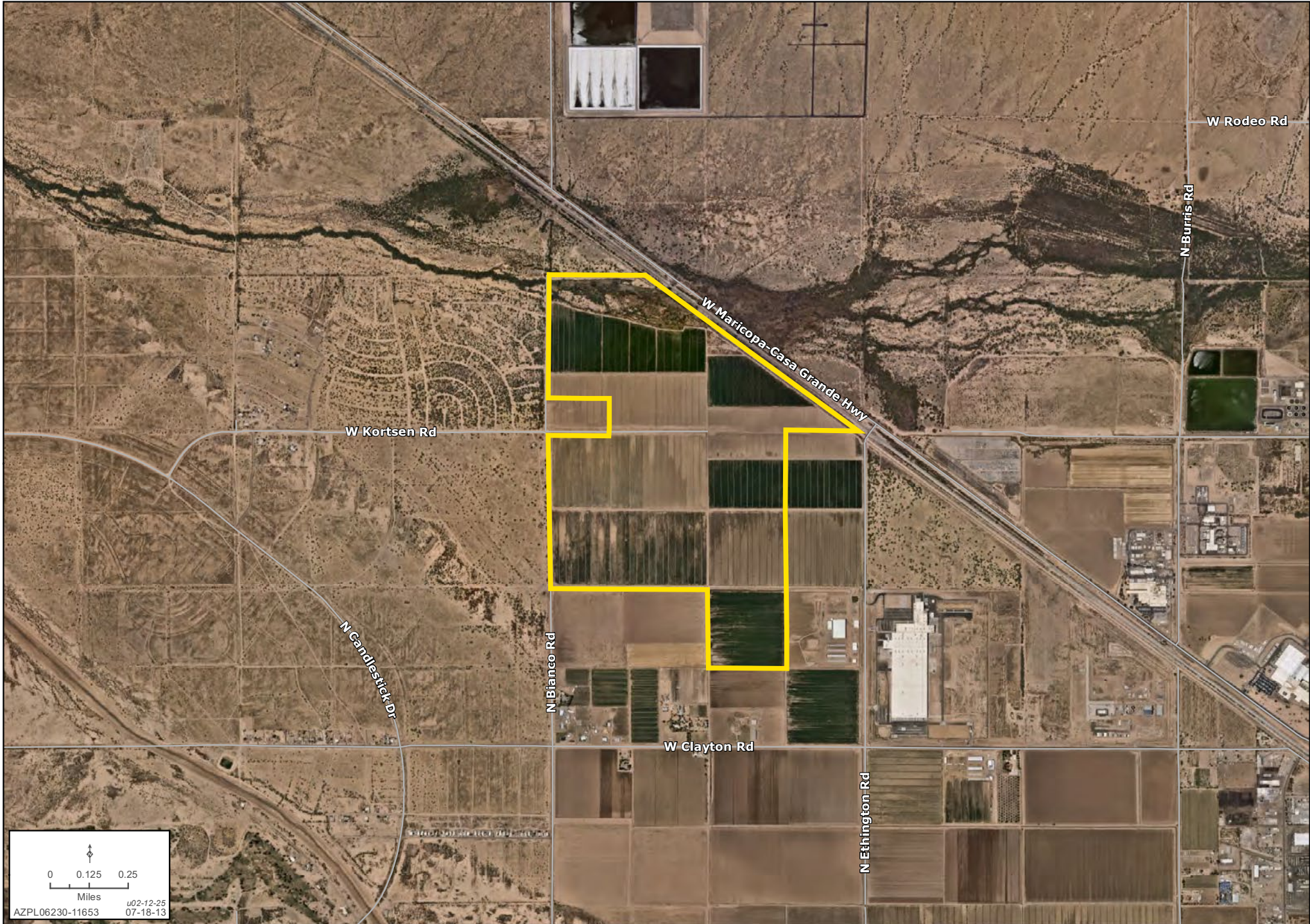
**Projects**

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

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

# DETAIL MAP

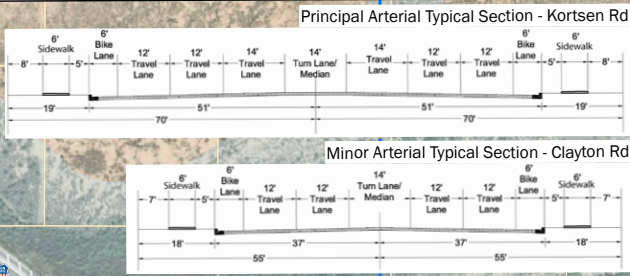
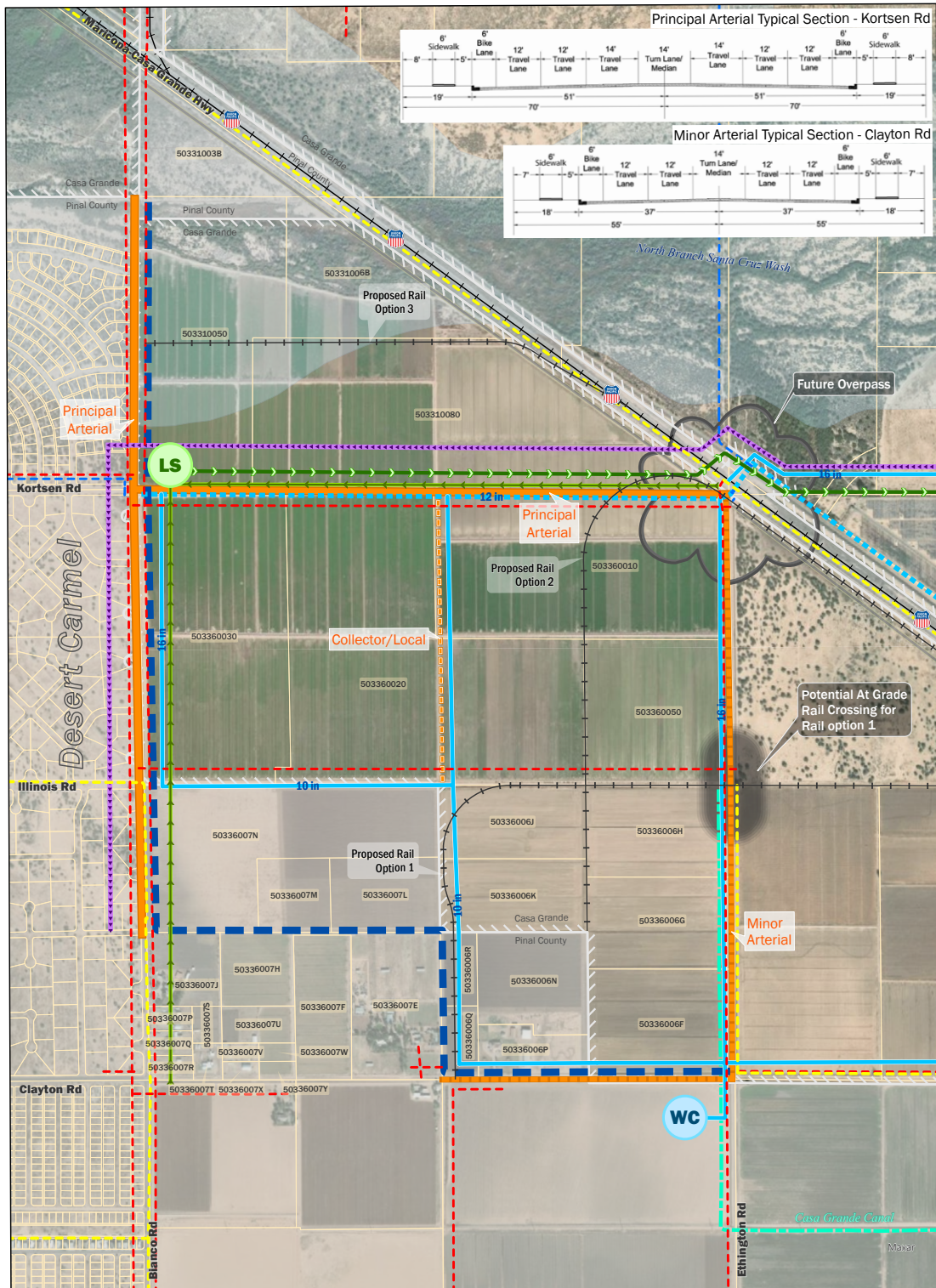
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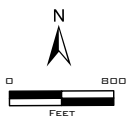
# PINAL COUNTY HIGHLIGHTS | [CLICK THE LINKS BELOW FOR MORE INFORMATION](#)



# MASTER UTILITY MAP



- |                             |                          |                                    |
|-----------------------------|--------------------------|------------------------------------|
| <b>Water</b>                | <b>Sewer</b>             | <b>Electric</b>                    |
| 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

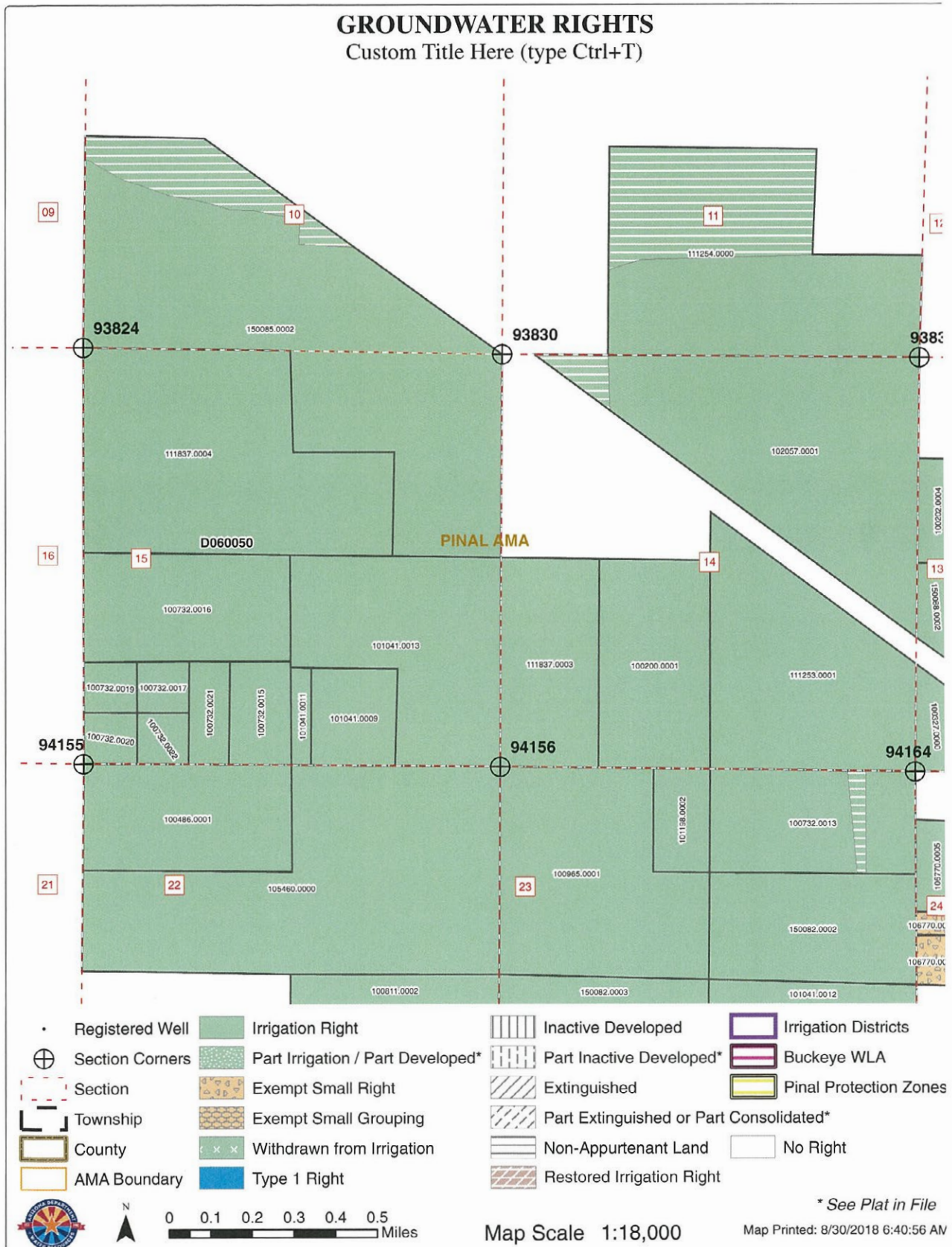


PROJECT NUMBER: 2062



JANUARY 2023

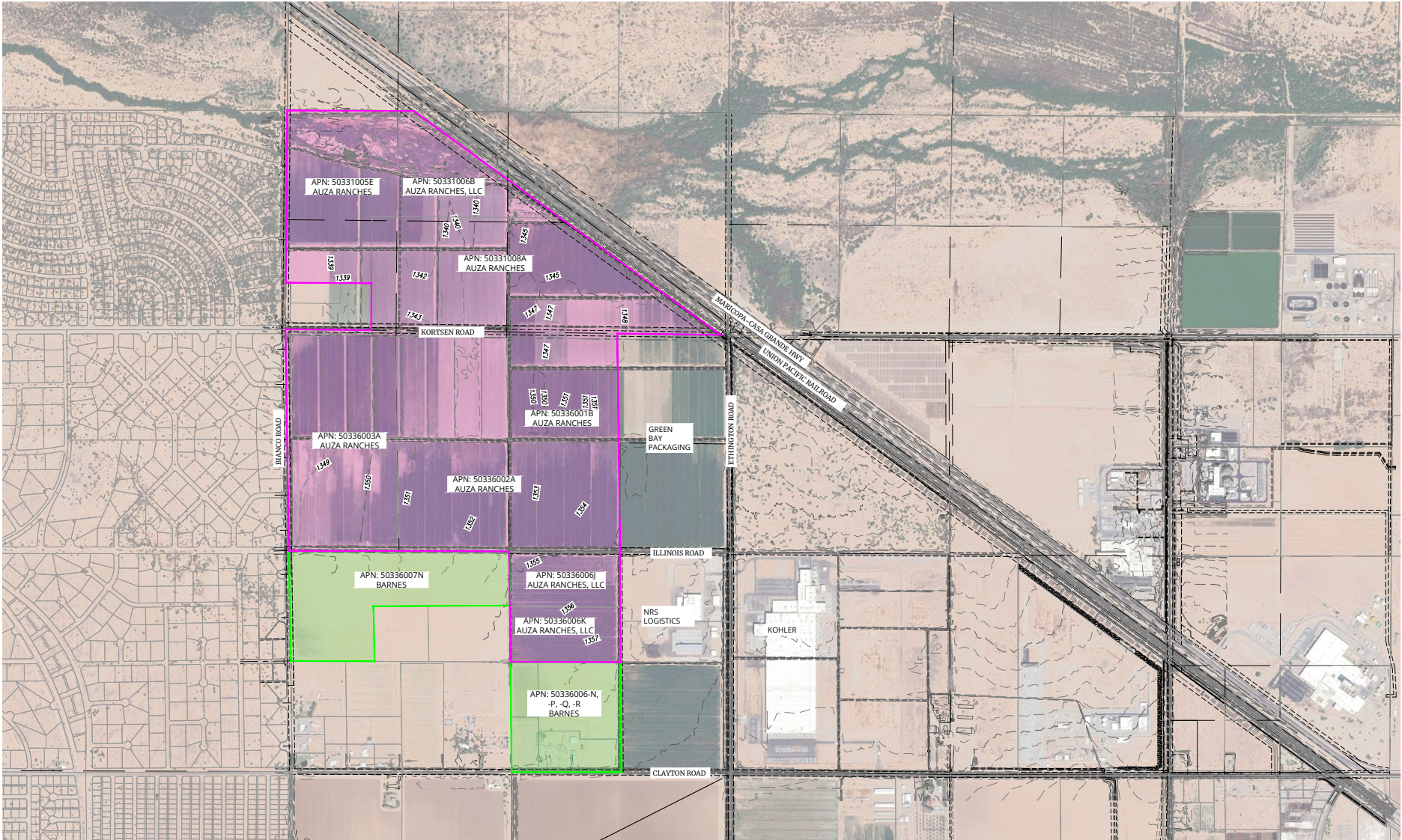
# GROUNDWATER RIGHTS



# 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  
24036  
2062  
RJM

This plan is conceptual and subject to change through the planning and development process.  
U:\2025\2025ENGINEERING\2025.06\_AUZA\AUZA OVERALL PARCELS\2062\_AUZA OVERALL EXHIBIT.dwg 6/10/2025 8:55 AM



## Arizona Department of Water Resources Groundwater Right/Facility Report

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

### NAME & ADDRESS

AUZA RANCHES LLC P O BOX 10008  CASA GRANDE AZ 85130	<b>TYPE:</b> OWNER
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VALLEY CONSULTING SERVICE ATTN: JIM JEPSEN P.O. BOX 2241 COOLIDGE AZ 85128	<b>TYPE:</b> 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

<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006G	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006H	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006J	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006K	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 006F	<b>Part:</b>

### WELL SERVING

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

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*



## 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 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
---	-----------------------

### 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

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

### NAME & ADDRESS

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

NW 15 T6.0S R5.0E

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SW NE 15 T6.0S R5.0E

### BOOK/MAP/PARCEL

<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 002	<b>Part:</b>
<b>Book:</b> 503	<b>Map:</b> 36	<b>Parcel:</b> 003	<b>Part:</b>

### WELL SERVING

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

### RIGHT TO FACILITY RELATIONSHIPS

\*\*\* NO DATA FOUND \*\*\*

# EXECUTIVE SUMMARY



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZPL06230 - 04.24.2026.



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