

COMPARABLE LAND SALE

Comparable Sale:	D
Location:	South of Nogales Highway, west of Tucson-Nogales Highway, Sahuarita, Pima County, Arizona
Legal Description:	Portion of Section 36, Township 17 South, Range 13 East, Pima County, Arizona
Tax Code Numbers:	303-53-008H and -008K
Records:	Instrument: Patent Date Recorded: October 15, 2014 Sequence number: 2014-2880106
Seller:	Arizona State Land Department
Buyer:	Pima County Flood Control District
Sale Price:	\$1,100,000
Terms:	Cash
Site Size:	290.13 acres
Sale Price Per Acre:	\$3,791
Zoning:	RH, Town of Sahuarita
Land Use:	FP, Floodplain, Sahuarita General Plan
Conservation Lands System:	Multiple Use Management Area, Agriculture Inholdings Within Conservation Lands System, and Important Riparian Area
Physical Description:	
Topography/Shape:	Level / Irregular
Flood Zone:	According to FEMA Map #04019C3465L, dated June 16, 2011, 85% of the site is in Zone AE, within the 100-year floodplain; 13.64% is in Zone Shaded-X, within the 500-year floodplain; and 0.63% is in Zone X, outside the 100-year floodplain.
Utilities:	Electric, phone, municipal water and sewer all adjacent.
Access:	Paved access along the east boundary via Tucson-Nogales Highway. Access is also provided by a dirt easement along the south boundary.
Intended Use:	Buffer to existing wastewater treatment facility
Three Year History:	No sales in the prior 3 years.
Exposure Time:	Sold at auction
Confirmed By:	Frank Strickler, ASLD, seller's representative
Date Confirmed:	June 2015

Comments:

Pima County was the only bidder at the auction which was held July 8, 2014. The price was based on the appraised value.



COMPARABLE LAND SALE D



COMPARABLE LAND SALE D



COMPARABLE LAND LISTING

Comparable Sale: E

Location: East side of Sandario Road, North of Donaldson Ranch Road, Pima County, Arizona

Legal Description: Portion of Section 22, Township 14 South, Range 11 East, Pima County, Arizona

Tax Code Numbers: 211-26-001A and -002

Records: Current Listing: June 23, 2015

Seller: Carlos Avechuco

Buyer: N/A

List Price: \$164,000

Terms: Negotiable

Site Size: 82.46 acres

List Price Per Acre: \$1,989

Zoning: RH, Pima County

Comprehensive Use: RT; Resource Transition

Conservation Lands System: Bio Core Management Area: 42.86%
Important Riparian Area: 15.03%
Multiple Use Management Area: 16.55%

Physical Description:

Topography/Shape: Level / Irregular

Flood Zone: According to FEMA Map #04019C-2250L dated June 16, 2011:
Zone AO-3: 44.7% or about 36.27 acres
Zone AO-2: 38.5% or about 31.28 acres
Zone AO-1: 13.76% or about 11.16 acres
Zone A: 1.8% or about 1.44 acres
Zone X: 1% or about 0.93 acre

Utilities: Electric and phone

Access: Paved access along west boundary via Sandario Road. Graded dirt access along north boundary.

Potential Use: Investment

Three Year History: Site sold in March 2010 for \$50,000 or \$606 per acre

Exposure Time: The site has been on the market for six months.

Confirmed By: Thrac Paulette listing agent with Cantera Real Estate, LLC

Date Confirmed: June 2015

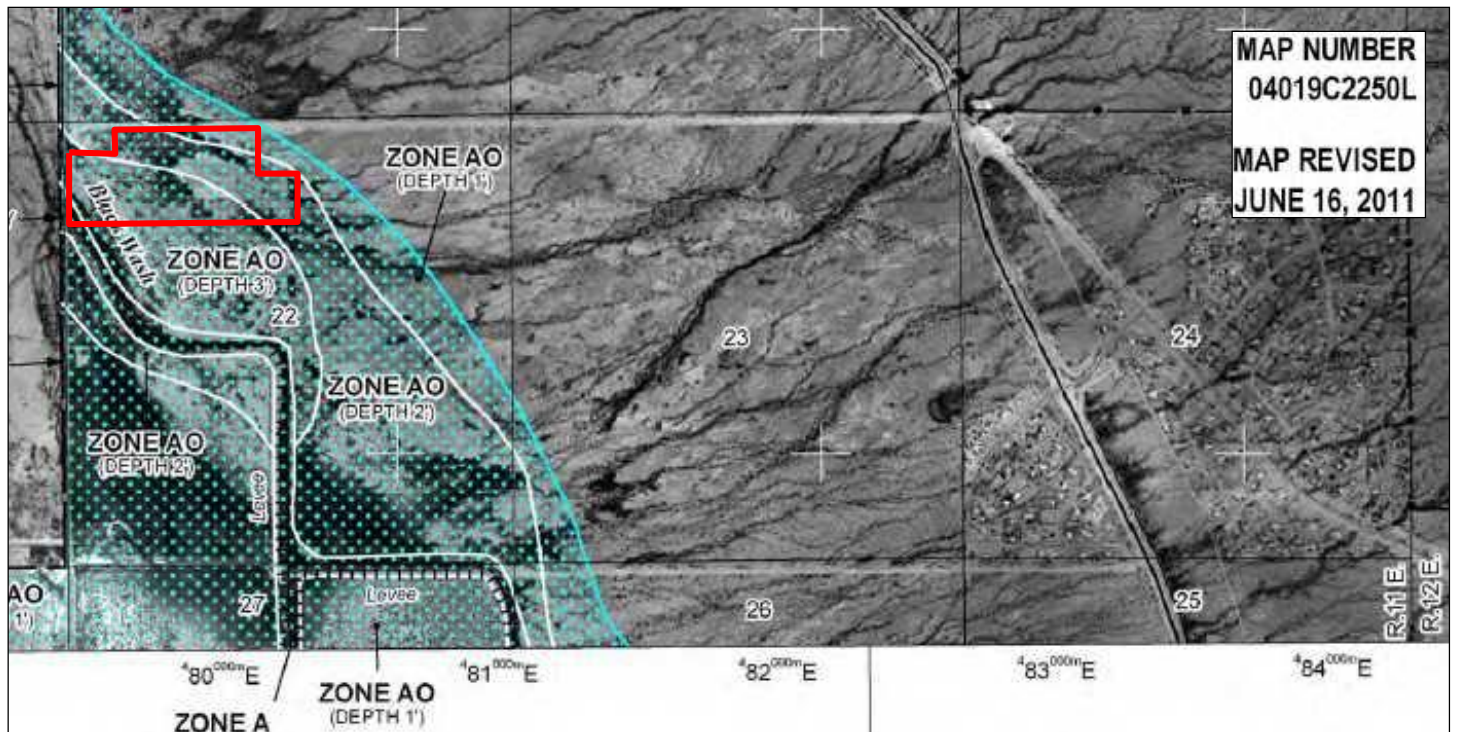
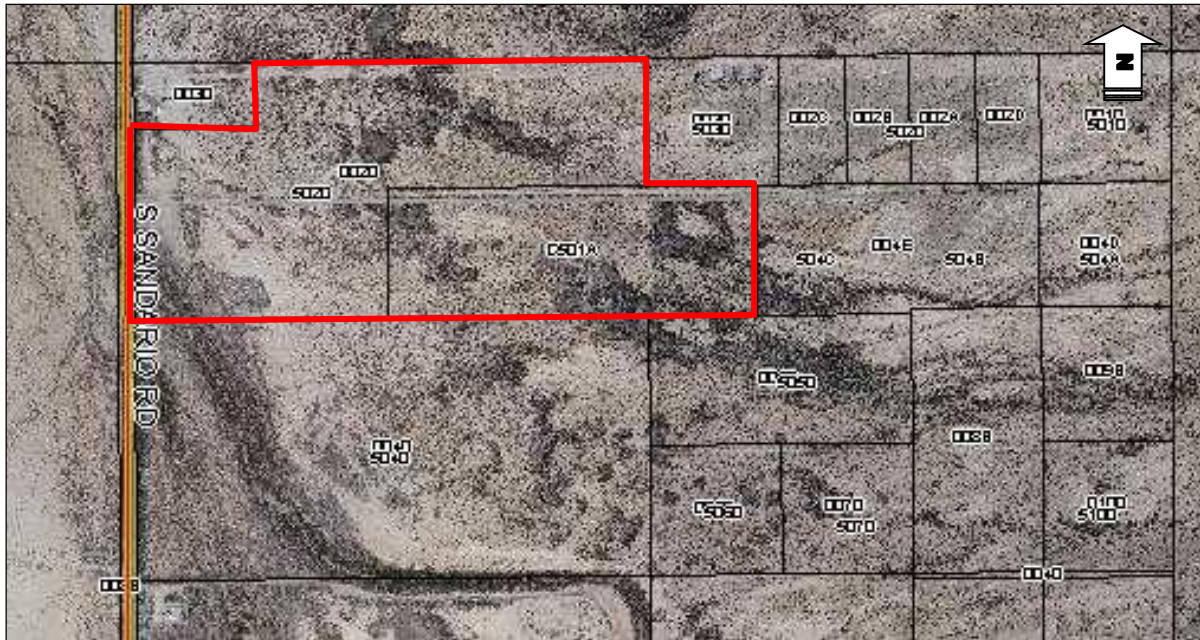
Comments:

The initial asking price was \$225,000 or \$2,728 per acre. There was some interest from the farm community, but the site lacks an irrigation water right and cannot be farmed.

Though Pima County has not mapped the Black Wash floodway in this area, the site is in the Black Wash which greatly limits the development potential.



COMPARABLE LAND LISTING E



Boundaries Are Approximate

COMPARABLE LAND LISTING

Comparable Sale: F
Location: Sunset Road about two miles west of Anway Road, Pima County, Arizona
Legal Description: West half of Section 8, Township 13 South, Range 10 East, Pima County, Arizona
Tax Code Number: 208-39-024
Records: Current Listing: June 23, 2015
Seller: Floyd Morgan
Buyer: N/A
List Price: \$375,000
Terms: Negotiable
Site Size: 320 acres
List Price Per Acre: \$1,171
Zoning: RH, Pima County
Comprehensive Use: RT; Resource Transition
Conservation Lands System: Important Riparian Area: 56%
Physical Description:
 Topography/Shape: Level / Irregular
 Flood Zone: According to FEMA Map #'s 04019C-1605L and -1615L dated June 16, 2011:
 Zone AO-2: 72.5% or about 233.29 acres
 Zone A1 21.01% or about 37.61 acres
 Zone AO-1: 5.16% or about 16.6 acres
 Zone X: 1.27% or about 4.1 acre
 Utilities: None
 Access: Access is poor requiring a 4-wheel drive vehicle. Sunset Road is a legal right-of-way but not maintained. Just east of the site it crosses the Brawley Wash which can be impassible in monsoon season.
Potential Use: Investment or as a single homesite according to the listing agent
Three Year History: No sales in the prior 3 years.
Exposure Time: The site has been on the market for three months.
Confirmed By: Dale Faulkner, NAI Horizon Real Estate
Date Confirmed: June 2015
Comments: There has not been any serious interest.

