

~ FOR SALE ~

SOUTHERN AZ 656 ACRES with WATER
621 W Mustang Rd, Huachuca City AZ 85616



Property Overview: Strategically located acreage adjacent to Ft. Huachuca Military Base in mission expansion mode with the addition of 7.1 million in construction to house BlackStar Orbital Technologies, a space drone research and manufacturing company. The property consists of 318.08 Acres of level agricultural land supported by a registered well producing 776 gallons per minute. The 14" casing is 435' deep with a static water level of 165'. (ADWR Registration Number 55-506708) The balance of the property consists of 339.73 acres of rolling hilltops divided into 9 executive building lots averaging 36 acres each.

They are forever protected with a conservation easement restricting high density development. Unparalleled views. Power in area, septic and well needed.

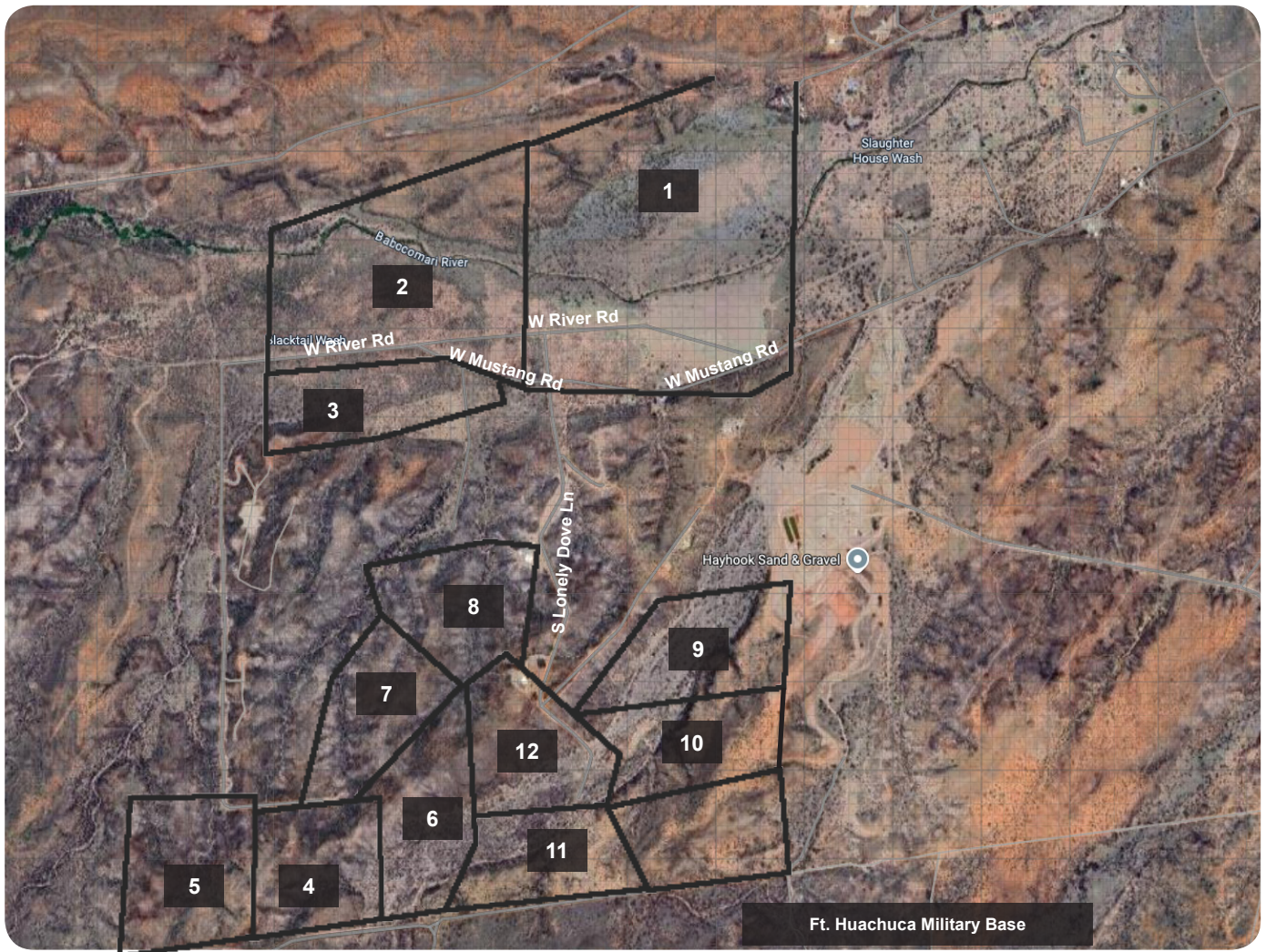
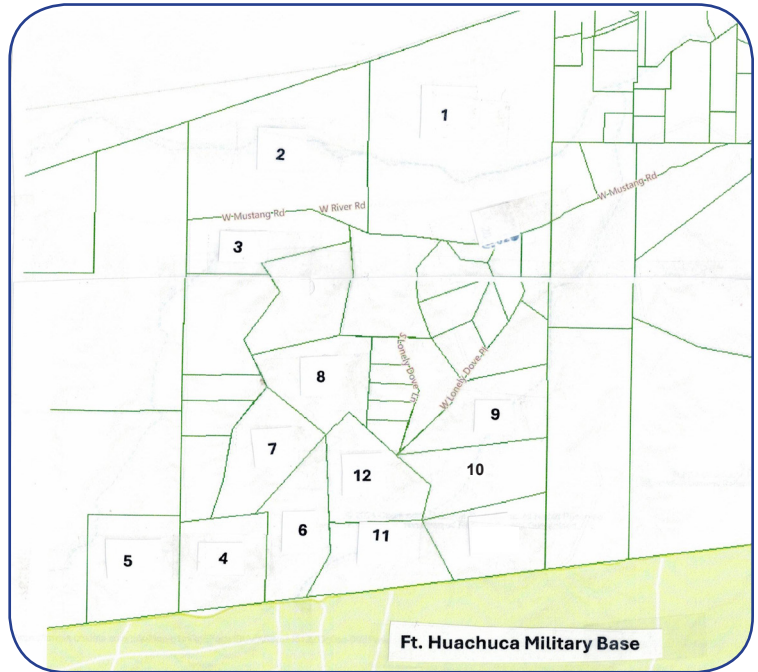
Price and Terms: \$2,286,000 (\$3,480/Acre), Cash or Submit.
Contact Broker for tour.



Tom DeSollar, EMS Broker
Direct: 520-400-2732
Email: tom@azfirstprop.com
www.azfirstprop.com

Parcels:

1.	106-42-001H	173.27 Acres
2.	106-42-001G	107.23 Acres
3.	106-43-001	36.58 Acres
4.	106-43-004	36.86 Acres
5.	106-43-005	44.92 Acres
6.	106-43-006	36.86 Acres
7.	106-43-007	36.84 Acres
8.	106-43-008	36.84 Acres
9.	106-43-013	36.84 Acres
10.	106-43-014	36.84 Acres
11.	106-43-016	36.86 Acres
12.	106-43-017	36.86 Acres





Summary:

Total Acreage: 656.81

Agricultural Acreage: 318.08 Acres

Hilltop Lots: 339.73 Acres

(Parcels 1-3 Ag; Parcels 4-12 Lots)

2023 Taxes: 132.82 (Grazing leases)

Well: 776 GPM, 435' Depth, Static Water Level, 165'

ADWR Registration Number 55-506708



