

SANDELBAY RANCH

Gila Bend Area, Maricopa County, Arizona

1,271± Acres | \$20,000,000



*OFFERED
EXCLUSIVELY*

**SHAWN
WOOD**

DESIGNATED
BROKER

(602) 290-7516

shawn@aridstate.com

**Arid State Land & Ag
Associates, LLC**

(623) 386-7597

21151 West Highway 85
Buckeye, Arizona 85326

info@aridstate.com
www.aridstateland.com





SANDELBAY RANCH | GILA BEND AREA, AZ

Details.

A 1,271± acre farmland investment, offering long-term agricultural viability, dependable water resources, and scalability in the southwest market.

The property is equipped with eight on-site wells, an integrated pipe and sump pump back system, and concrete-lined ditch delivery, providing adequate and efficient water delivery across the farm. It is served by Electrical District 8 - Tier 1, comparably lowest pumping costs in the state. Historical pumping water production averages 13 GPM per acre throughout the year. The area benefits from a 10-month growing season, allowing for extended crop cycles.

Hay storage barns, equipment barns, on-site housing, a shop and scale add value and utility to the continued irrigated hay farm use, for existing high-quality tenant and/or as an owner-operator.

Floodplain restrictions from the Gila River and Painted Rock Dam limit structural development but preserve the property's agricultural value.

With dependable water, infrastructure in place, and long-term agricultural potential, this property offers a rare opportunity for investors seeking scale and a reliable water source in Arizona and the Southwest's farming sector.



Fact Sheet.

SANDELBAY RANCH | GILA BEND AREA, AZ

LOCATION & ACCESS

- Located along the Gila River in the Gila Bend area, western Maricopa County
- Two miles of paved frontage on Watermelon Road
- Easy access to State Route 85 and Interstate 8 Interchange
- 34 miles south of Interstate 10.
- Portion in the City of Gila Bend, Maricopa County, AZ

MARICOPA COUNTY APNs

1271.32± Deeded Acres

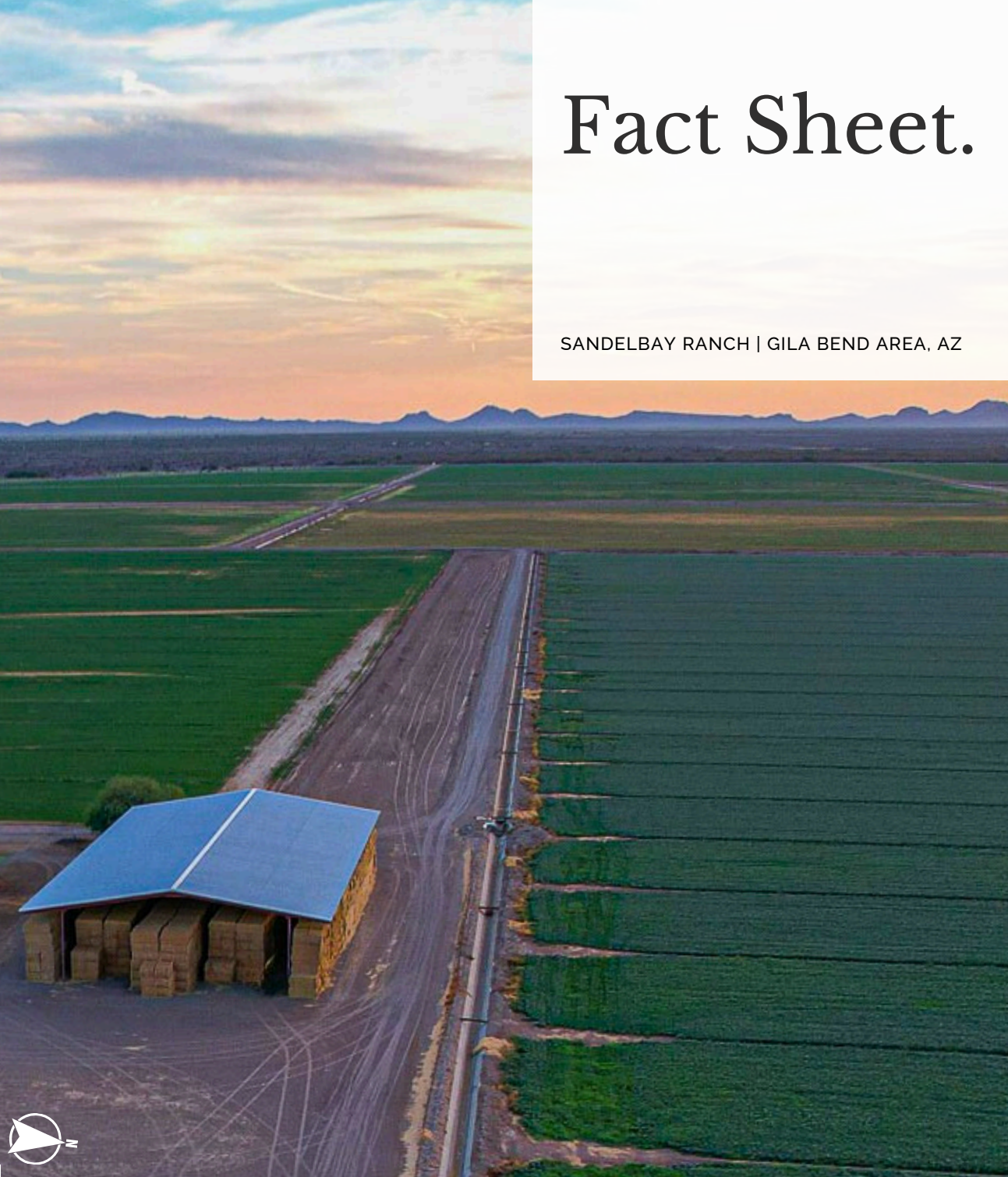
- 403-15-050B: 58.45± acres (Gila Bend R-4)
- 403-15-049E: 9.80± acres (Gila Bend R-4)
- 403-15-050C: 572.90± acres (MC RU-43)
- 403-14-014C: 630.17± acres (MC RU-43)

ZONING

- Maricopa County RU-43
- SW Corner - City of Gila Bend R-4

SITE UTILITY

- 1271.32± Gross Acres
- 1,004.1± AC FSA Irrigated Cropland
- 150± Acres Feedlot & Irrigated Pastures
- Electrical District 8 - Tier 1



WATER

- Eight Irrigation Wells
 - Five service irrigation
 - Three service livestock/residence
- Pipe & sump pump back system
- Water production 13 GPM/AC
- Class B Service Area of the Paloma Irrigation District

IMPROVEMENTS

- 3 Hay / Equipment Barns
- Housing & Shop Area
- Feedlot Facility
- Irrigated Pastures with Shades
- Exterior Fenced - Barbed Wire

FLOOD

- 60 Acres in the SW Corner are above the 661' elevation of the spillway for Painted Rock Dam; the remaining acres are within the 661' elevation of the spillway
- Designated FEMA Flood Zone A

Fact Sheet.

SANDELBAY RANCH | GILA BEND AREA, AZ



Location.

SANDELBAY RANCH | GILA BEND AREA, AZ



**SANDELBAY
RANCH
1,271± AC**

LOS ANGELES
350 MILES

CITY OF
PHOENIX

I-10
34 MILES

FUTURE PROPOSED INTERSTATE 11

INTERSTATE 8

INTERSTATE 10

STATE ROUTE 85

Tolleson

Avondale

Buckeye

Estrella Mountain
Regional Park

Signal Mountain
Wilderness

Woolsey Peak
Wilderness

North Maricopa
Mountains
Wilderness

Sierra Estrella
Wilderness

Mobile

238

Gila Bend

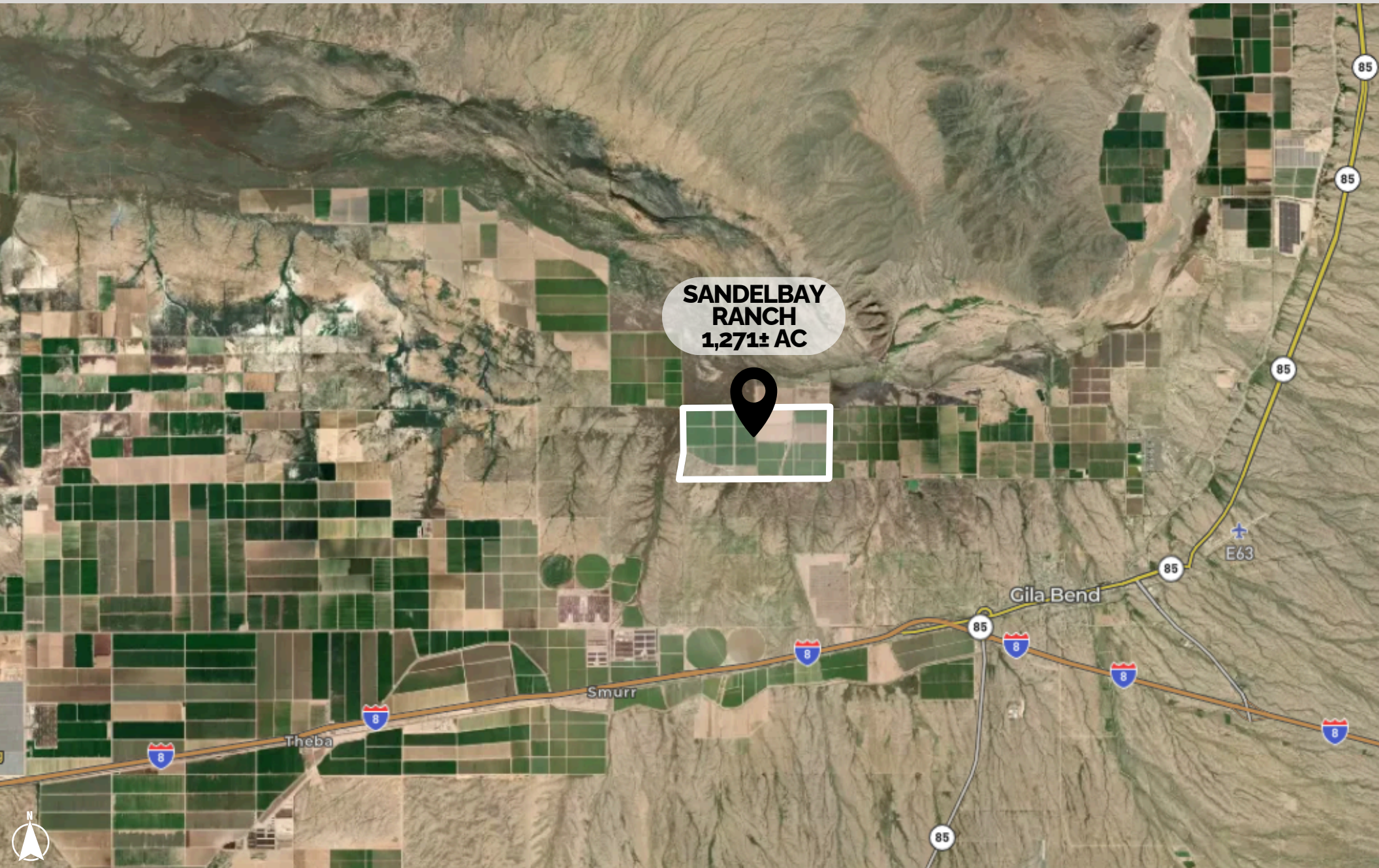
Sonoran Desert
National Monument

23



Neighborhood Map.

SANDELBAY RANCH | GILA BEND AREA, AZ



Water.

SANDELBAY RANCH | GILA BEND AREA, AZ



Photos.

SANDELBAY RANCH | GILA BEND AREA, AZ



PRIVATE AIR STRIP



WESTERN VIEW OF PROPERTY



PASTURES & HAY BARN



HAY BARN & EQUIPMENT BARN

Industry.

SANDELBAY RANCH | GILA BEND AREA, AZ



SANDELBAY RANCH

GILA BEND AREA, ARIZONA | 1271± ACRES | \$20,000,000 | OFFERED EXCLUSIVELY

GILA BEND AREA, ARIZONA

SHAWN
WOOD

DESIGNATED BROKER

(602) 290-7516

Shawn@aridstate.com

CALL FOR MORE INFO!



Office: (623) 386-7597
info@aridstate.com
21151 West Highway 85
Buckeye, Arizona 85326

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. This information was obtained from sources deemed to be reliable but is not guaranteed by the Brokers. Prospective buyers should check all the facts to their satisfaction.



View additional details & offerings on our web page at www.aridstate.com/properties



www.aridstateland.com