

SANDELBAY RANCH

Gila Bend Area, Maricopa County, Arizona

1,271± Acres | \$20,000,000



*OFFERED
EXCLUSIVELY*

**SHAWN
WOOD**

DESIGNATED
BROKER

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SANDELBAY RANCH | GILA BEND AREA, AZ

Details.

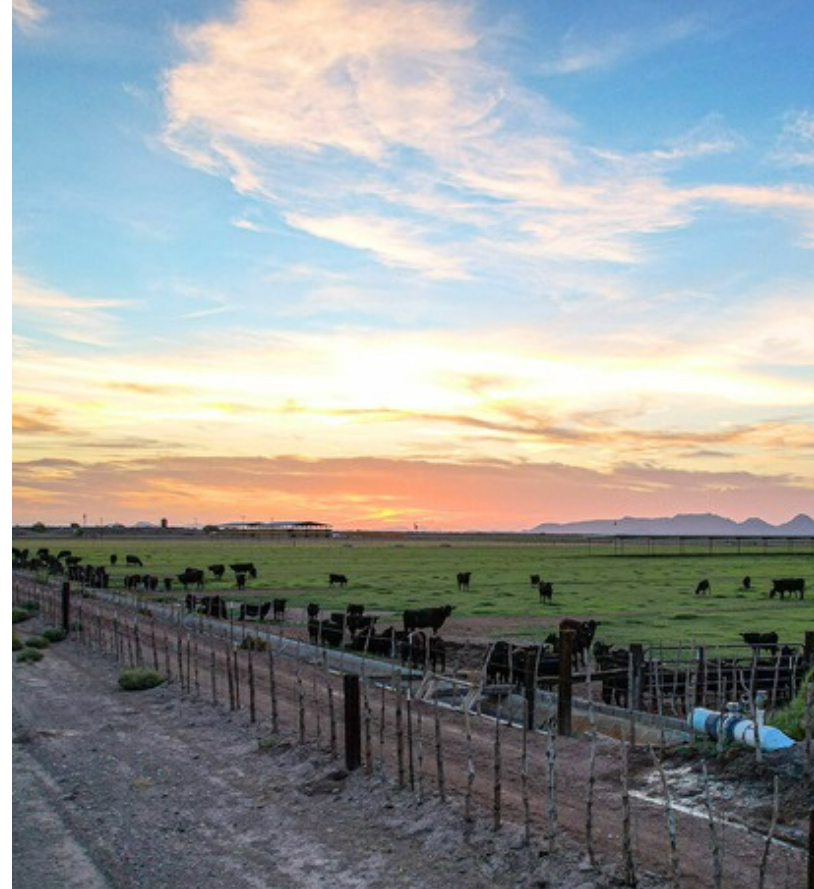
A 1,271± acre farmland investment, offering long-term agricultural viability, dependable water resources, and scalability in the southwest market.

The property is equipped with six 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 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



Fact Sheet.

SANDELBAY RANCH | GILA BEND AREA, AZ



WATER

- Six irrigation wells
- One domestic well
- 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

Location.

SANDELBAY RANCH | GILA BEND AREA, AZ



Neighborhood Map.

SANDELBAY RANCH | GILA BEND AREA, AZ



Water.

SANDELBAY RANCH | GILA BEND AREA, AZ

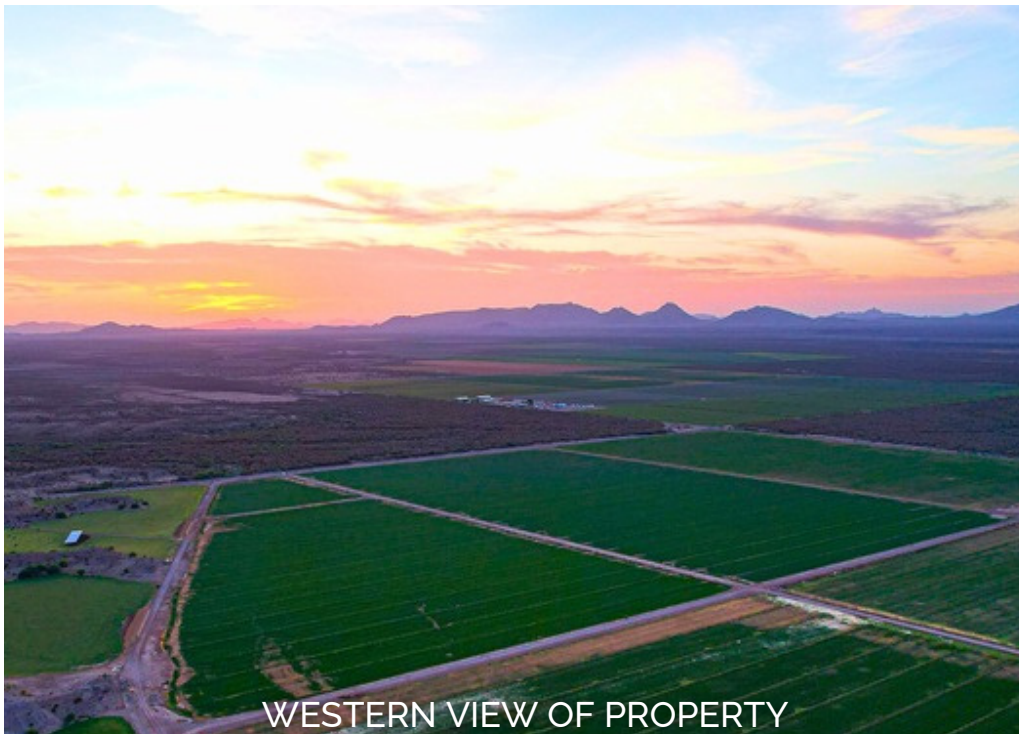


Photos.

SANDELBAY RANCH | GILA BEND AREA, AZ



PRIVATE AIR STRIP



WESTERN VIEW OF PROPERTY



PASTURES & HAY BARN



HAY BARN & EQUIPMENT BARN

Industry.

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