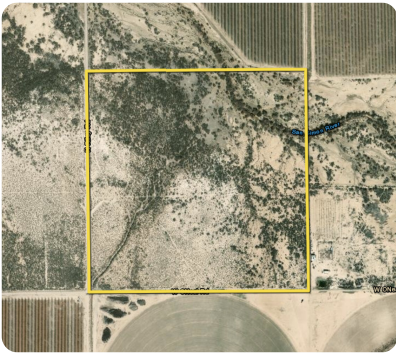




San Simon Farm Development Tract

160 +/- Acres | Cochise County, AZ | \$195,000



ADDRESS

0 W Oneal Rd
San Simon, AZ 85632

LOCATION

From San Simon Frontage Road, proceed South on Noland Road for 4.5 miles. Turn East and proceed 2 miles. Arrive at SW corner of the property.

PROPERTY SUMMARY

The San Simon 160+/- Acre Farm Development Tract in Cochise County Arizona has excellent farm/orchard development potential! The area is known for being one of Arizona's most prominent Pecan/Pistachio growing areas and Irrigated Alfalfa Fields adjoining to the south. This property located right in the heart of it. The property has the San Simon River running through the NE Corner of the property but the majority can still be developed for agricultural purposes. There are several irrigation wells on adjoining properties to irrigate the orchards and pivots on the alfalfa fields to the south. There is excellent legal access along county roads with Riley Road running along the western border and O'Neal Road running along the southern border. The property is approximately 7 miles SE of San Simon and Interstate 10. Great opportunity to own 160 acres in a highly developed agricultural area of SE Arizona.

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