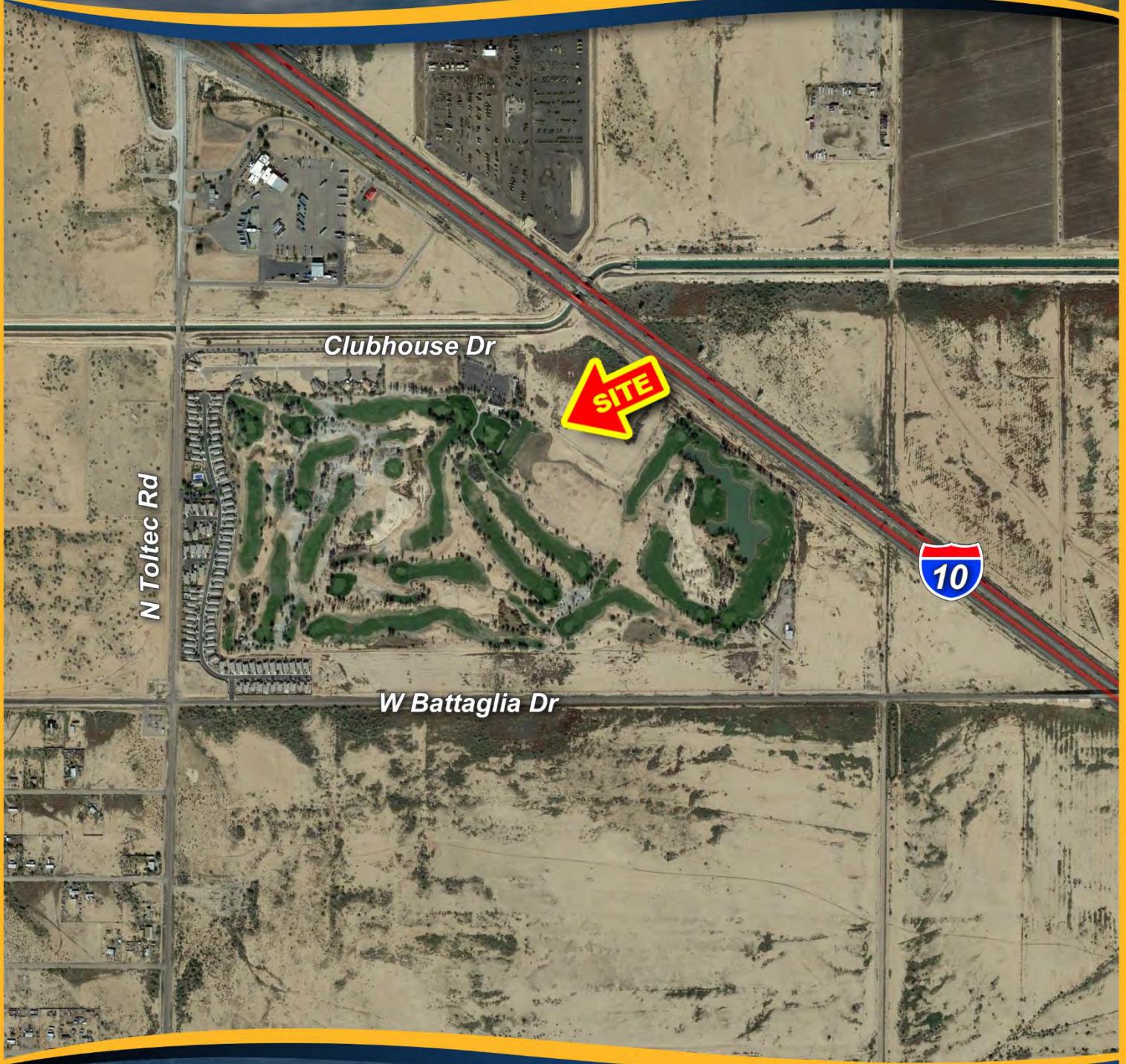


NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

SAN MIGUEL GOLF COURSE ELOY, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
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SAN MIGUEL GOLF COURSE

ELOY, ARIZONA

LOCATION:

NEC of Battaglia Drive and Toltec Road
City of Eloy, Pinal County, AZ

SIZE:

±216.54 Acres

ASSESSOR PARCEL NUMBERS:

40422013H6, 40422013M1, 40422014C6, 40422014D4, 40422100B3, 4042220105
4042220204, 4042220303, 4042220402, 4042220501, 4042220600, 4042220709
4042220808, 4042220907, 4042221004, 4042221103, 4042221202, 4042221301,
4042221400, 4042221509, 4042221608, 4042222002, 4042222101, 4042222200,
4042222408, 4042222507, 4042222606, 4042222705, 4042222804, 4042222903,
4042223109, 4042223307, 4042223406, 4042223505, 4042223604, 4042223703
4042223901, 4042224008, 4042224107, 4042224206, 4042224305, 4042224503

ZONING:

City of Eloy:

±144 acres OSR

±3 acres C-2

±2.7 acres I-2

±11 acres R-4

±70 Acres R1-6

±2.7 acres Open Space

PRICE:

\$2,500,000 or \$11,600/Acre

TERMS:

Cash or Submit Terms

PROPERTY TAXES:

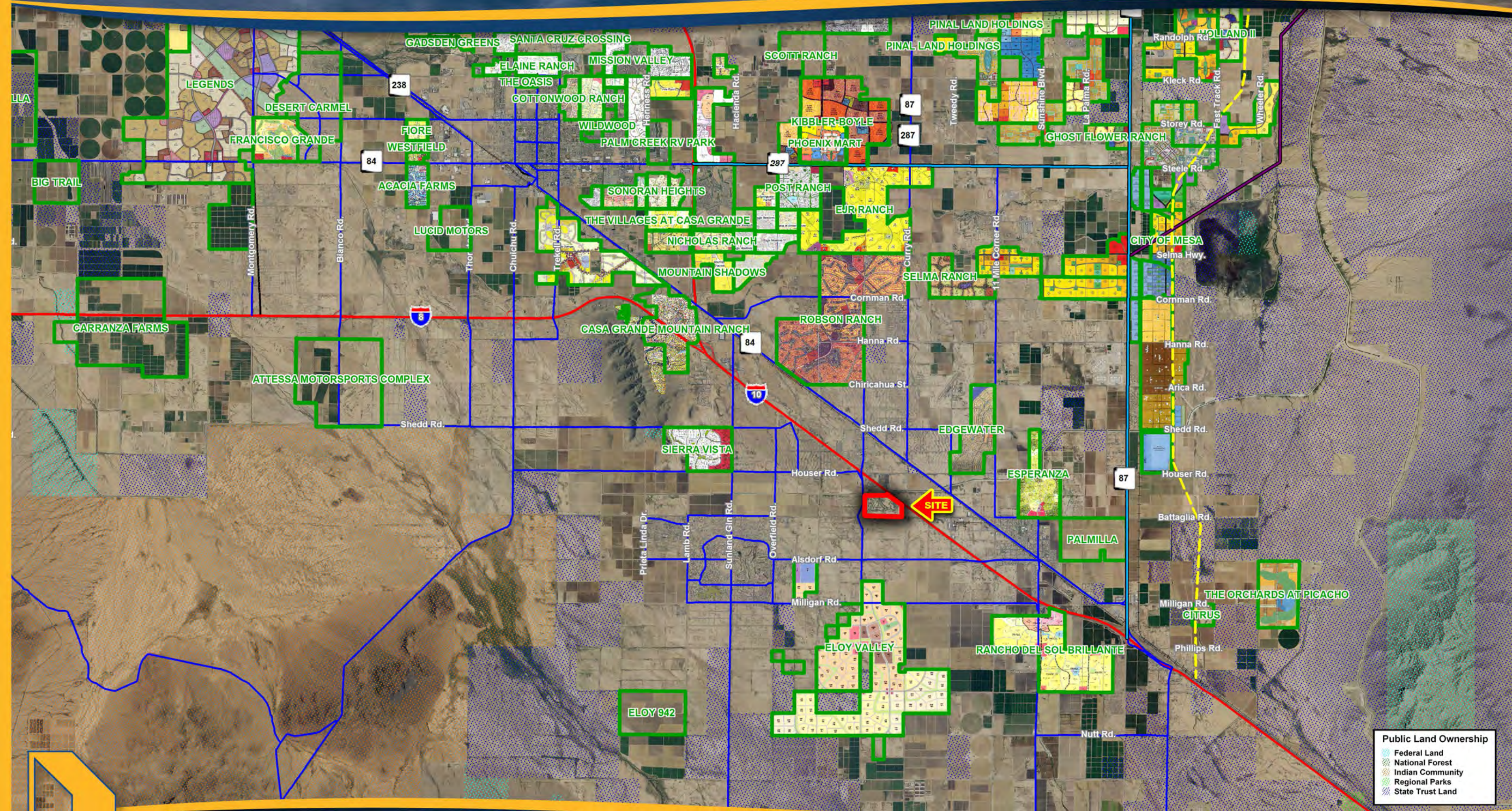
\$ 40,822.06

LOTS:

247 potential lots on the golf course

ELOY SUBMARKET

SAN MIGUEL GOLF COURSE



Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



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SAN MIGUEL GOLF COURSE

ELOY, ARIZONA

CASA GRANDE



TOLTEC



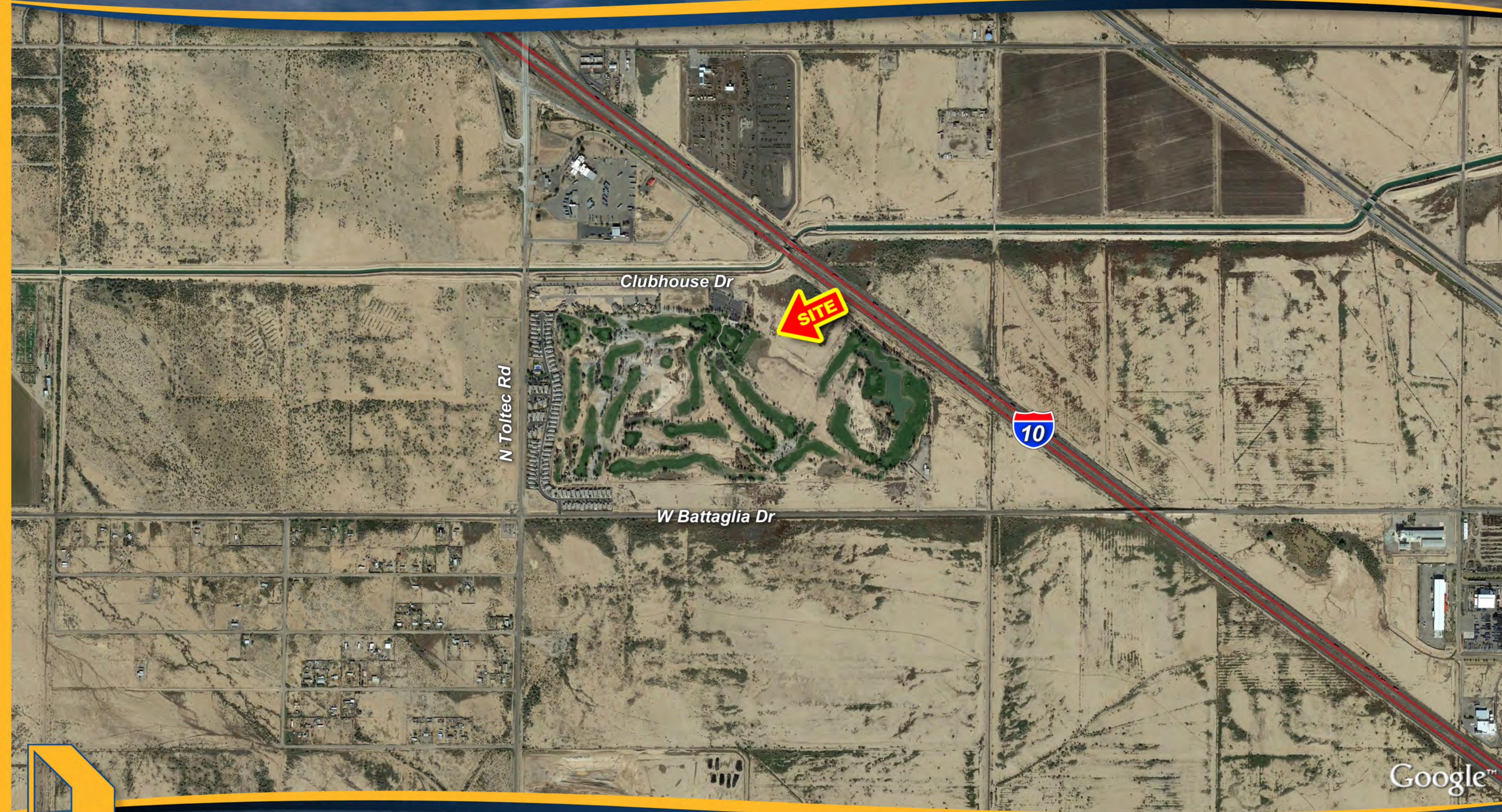
ARIZONA CITY

ELOY

Google™

SAN MIGUEL GOLF COURSE

-ELOY, ARIZONA



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SEC. 34 TN.7S RG.7E

404-22_3

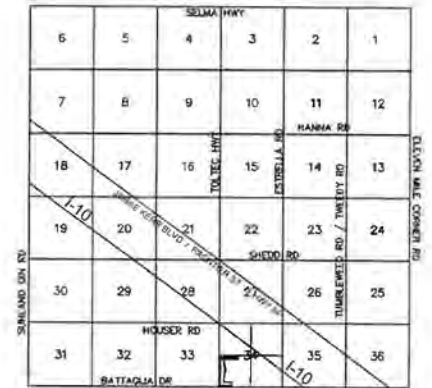
GRANDE VALLEY RANCH & GOLF CLUB - PHASE I
aka GRANDE VALLEY RANCH - PHASE I

CAB G - SLD 155

LOCATION MAP



VICINITY MAP



CANCELLED PARCELS:
404-22-013G, 013J, 014A, & 014B
TRACTS A, B, C, D, E, F, G, H, I, & J UNDER PARCEL:
404-22-24E
TRACT F DEDICATED R.O.W. (CLUBHOUSE DRIVE)



0 50 100 150
FEET

11-07-2008
UPDATED BY: DN

THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDER'S OFFICE

PINAL COUNTY ASSESSOR'S MAP

SEE MAP 408-22_1



SEE MAP 408-22_1

SEE MAP 403-23

SEE MAP 404-22_1

