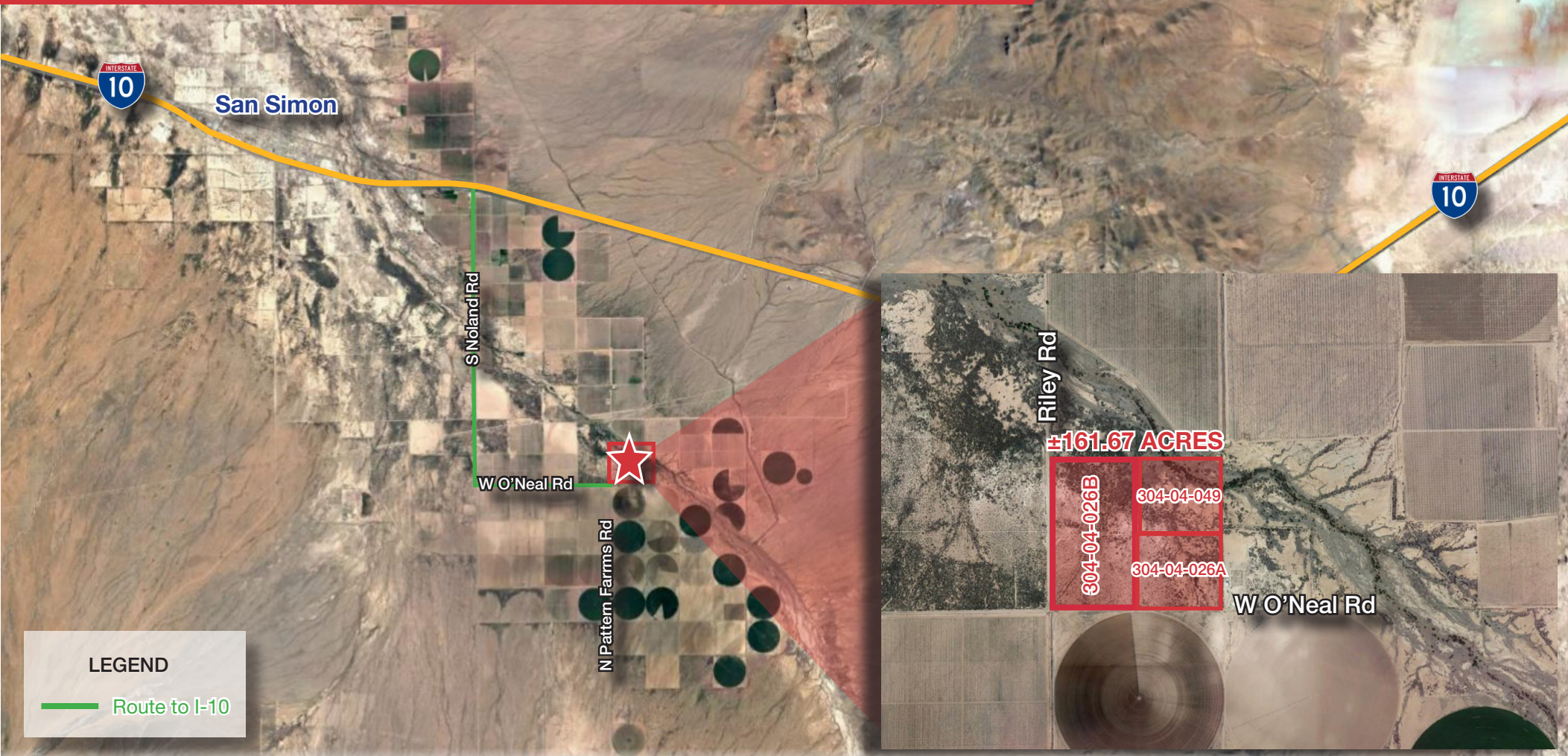


San Simon Vacant Land



LEGEND

— Route to I-10

W O'Neal Road & Riley Road
San Simon, Arizona 85632

NAIHorizon

2944 N 44th St, Suite 200, Phoenix, Arizona

+1 602 955 4000

naihorizon.com

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For more information:

Christopher Lewis

+1 602 393 6617

chris.lewis@naihorizon.com

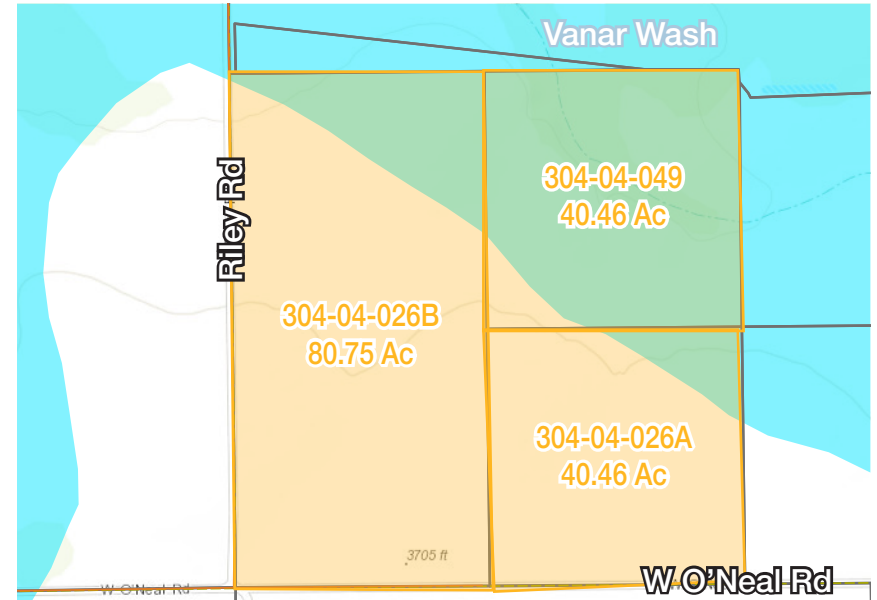
San Simon Vacant Land

Property & Location Overview

NAI Horizon is pleased to exclusively offer ± 161.67 Acres RU-4 zoned agricultural land. Situated in Cochise County, this land is an ideal location for a vineyard, pecan orchard, hemp or pistachios. Cochise County has no current ground water restrictions. The property is easily accessed via paved and well-kept farm roads. Property sits outside of the Town of San Simon and is a short drive to Willcox, Safford and Lordsburg. Seller will entertain offers for both lease and sale.

- ± 161.67 Acres (7,042,345 SF) vacant land
- Easy access along paved and well kept farm roads
- Ideal for vineyard, pecans or pistachios
- Less than 10 Miles to the Town of San Simon
- Tucson International Airport is an approximate 2 hour drive
- Close to Lordsburg (New Mexico), Willcox & Safford
- No water restrictions imposed by Cochise County or San Simon for AG use

Parcel Map



± 161.67 Acres (7,042,345 SF)

For Sale: \$290,000

For Lease: Submit Offer

Christopher Lewis

+1 602 393 6617

chris.lewis@naihorizon.com

NAIHorizon

San Simon Vacant Land

San Simon & Ambient Groundwater

San Simon Overview

San Simon is a census-designated place in Cochise County, Arizona, United States. As of the 2010 census it had a population of 165.[4] San Simon is located along Interstate 10 40 miles (64 km) east of Willcox. The community has a ZIP code of 85632.

San Simon was the location of the San Simon Station of the Butterfield Overland Mail on the San Simon River between Apache Pass and Stein's Peak Stations. It was a later relay station established to provide water and change horses on the route.

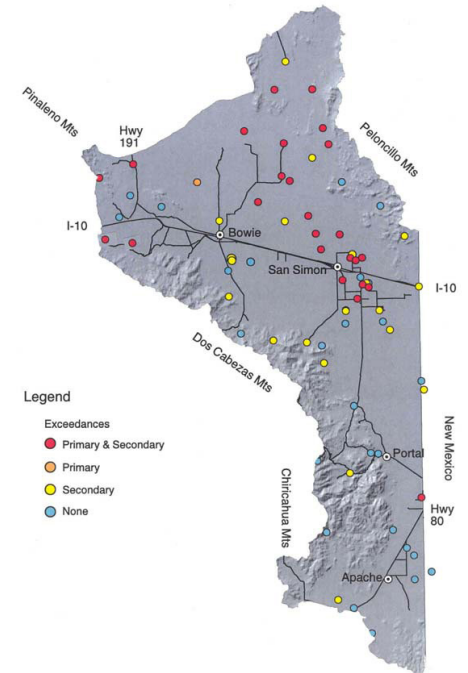
Source: www.wikipedia.com



Ambient Groundwater

Located in southeastern Arizona, the lightly populated San Simon sub-basin (SS) of the Safford groundwater basin consists of ranchland and, near the towns of Bowie and San Simon, irrigated farms. This fact sheet reports upon the results of groundwater quality investigations in the SS and summarizes an extensive report produced by the Arizona Department of Environmental Quality (ADEQ).

Source: www.azdeq.gov



**Click to View
Full ADEQ
Ambient
Groundwater
Fact Sheet**

Christopher Lewis

+1 602 393 6617

chris.lewis@naihorizon.com

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San Simon Vacant Land

Location Maps



Christopher Lewis

+1 602 393 6617

chris.lewis@naihorizon.com

