

8141 E Indian Bend Rd, Suite 103  
Scottsdale AZ 85250  
Tel: (480) 443-8570  
Fax: (480) 443-3736  
www.westland-properties.com



**EXCLUSIVE LISTING**  
**MORTENSEN RANCH**  
**OCOTILLO RD & SCHNEPF RD**  
**NORTH PINAL COUNTY, ARIZONA**

**LOCATION:** Site is located west of the southwest corner of Ocotillo Rd & Schnepf Rd, North Pinal County, Arizona.

**NUMBER OF ACRES:** 32.99 Acres

**NUMBER OF LOTS:** Planned for 87 Lots | 60' x 115'

**APPROVED ZONING:** Pending Residential / Pinal County

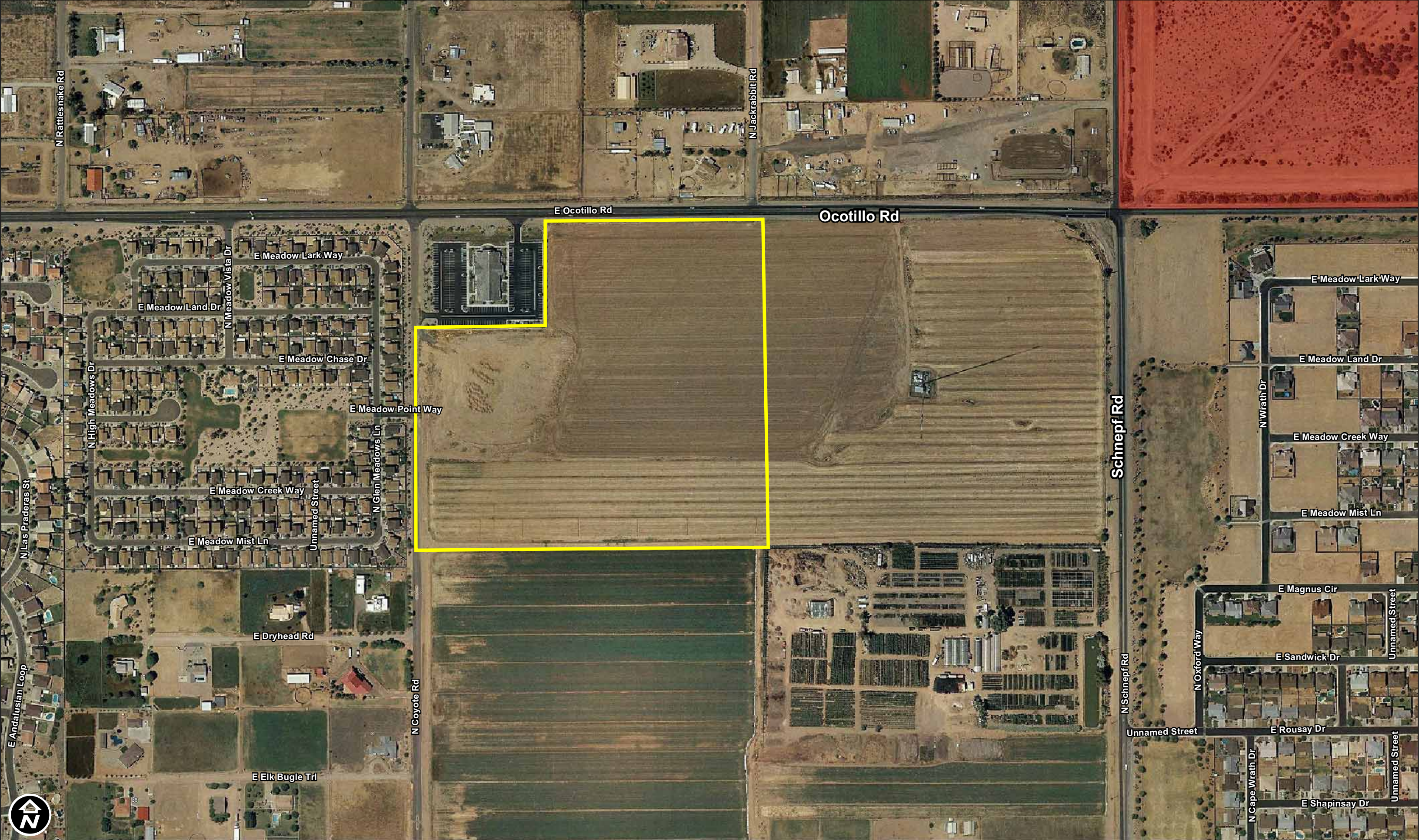
**SUGGESTED PRICE:** Submit

**SUGGESTED TERMS:** Cash. 30-day feasibility period with a close of escrow 30-days thereafter.

**UTILITIES:**  
Water: H2O, Inc  
Sewer: Johnson Utilities  
Electric: Salt River Project

**CONTACT:** Grant D. Helgeson, Don McCaul, Ryan Arp  
Westland Properties Group

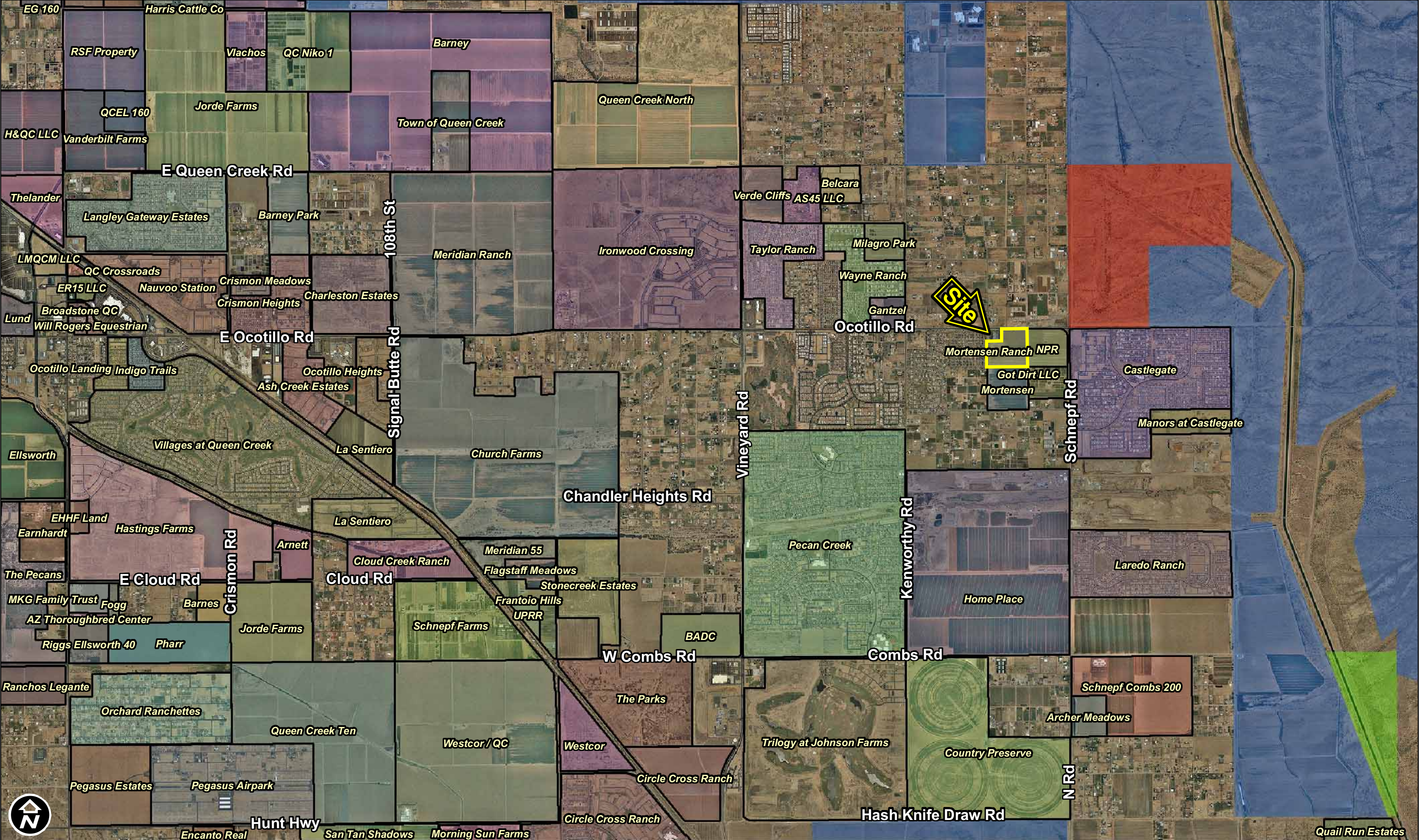
**COMMENTS:** No final recorded plat on site.



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Grant D Helgeson, Designated Broker - Direct: (480) 675-5149  
Don McCaul, Broker - Direct: (480) 675-5144  
Ryan Arp, Broker - Direct: (480) 675-5145

**WPG** WESTLAND PROPERTIES  
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