

Southwestern Ag Services, LLC

7254 E. Southern Ave. Suite 107, Mesa, Arizona 85209
(480) 539-2671 Phone, (480) 507-4731 Fax, (602) 617-4510 Mack Cell, (480) 695-4506 Danielle Cell

Greater Arizona Farm

Located approximately 23 miles south of Arizona City in Pima County, this 2280 acre farm consists of 1600 deeded acres and 680 acres that are Arizona State Ag leasehold. There are 1,719.4 acres of cropland, per FSA, and 7 irrigation wells with pumps on the farm. The farm is located in the Pinal Basin AMA.

Price: \$5,500,000.00

Seller financing to qualified buyer available.



Offered Exclusively By:

W.D. McKeon wdmckeon@spireco.com or Danielle Bechtel Danielle@swaservices.com

Deeded Land

Section 17 (Tax parcel number: 207-06-008 01), Section 21 (Tax parcel numbers: 207-06-015 01 & 207-06-016 04), South half of Section 9 (Tax parcel number: 207-06-005 02), All in Township 11 South, Range 6 East, Gila and Salt River Base and Meridian, Pima County, Arizona

Leasehold Interest in State Land

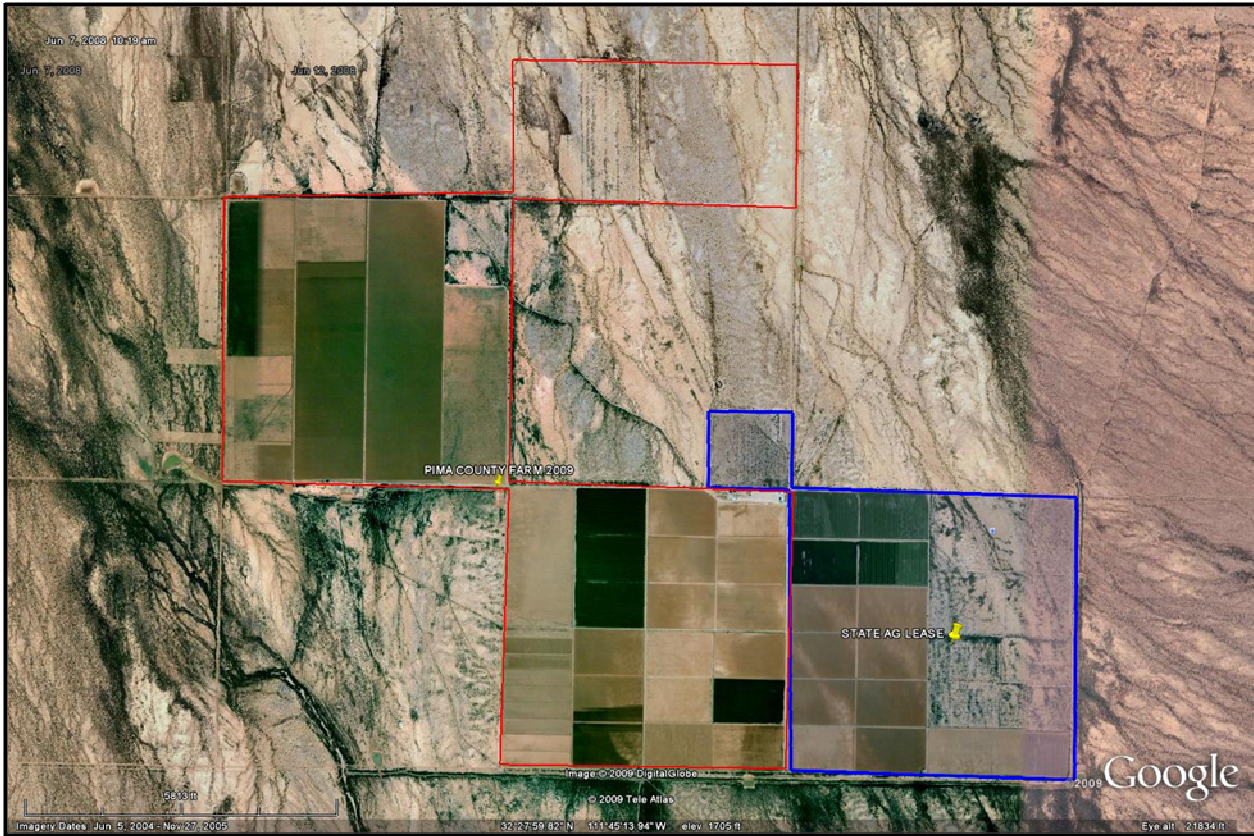
State Lease Number **01-1646**. The lease began on February 14, 2011, and is to renew on February 14, 2021. Land that is subject to the lease is as follows: All of Section 22, (Tax parcel number: 207-06-003 03), The Southeast quarter of the Southeast quarter of Section 16, (Tax parcel number: 207-06-006 05) Township 11 South, Range 6 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

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Location:

Greater Arizona Farms is located approximately 80 miles from Phoenix, and it is about 23 miles south of Arizona City in Pima County. Potential crops suitable for the farm include alfalfa, cotton, melons, pecans, wheat, etc. The farm, pictured below, illustrates the state ag lease in blue and the deeded land in red. The farm has many depreciable assets including wells, fencing, and ditches.



Location is surrounded by Ironwood Forest National Monument with an excellent variety of wildlife including Morning Dove, Whitewing Dove, deer, quail, rabbit, and javelina, plus a wide variety hawks and eagles.

Directions to Greater AZ Farm:

From Phoenix: (If traveling from Tucson, Take I-10 North to Exit 200 and turn left at Sunland Gin Rd. then follow additional directions.) Take I-10 South to Exit 200 for Sunland Gin Rd. toward Arizona City. Turn Right at N. Sunland Gin Rd and Continue on W. Aries Dr. then west to Sagittarius St. Turn Left (South) at Sagittarius St. (continue on dirt road to farm entrance)
Estimated Time and Distance from Phoenix: 2hrs or 80 miles

The Department of Water Resources has calculated the following 2009 flexibility account balances:

2009 Annual Groundwater Allotment	5,075.20 Acre-Feet
Flexibility Account Balance	61,751.44 Acre-Feet Credit

We believe the information contained herein to be correct. It is obtained from sources, which we regard as reliable. While we do not doubt the accuracy of this information, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction of the suitability of the property for your needs.

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Farm Service Agency Information

Greater Arizona Farms is comprised of two farm numbers: 3410 and 3411

3410: SE4 SE4 Sec 16 & Sec 22 11S6E - 557.2 Acres of Cropland

Crop	Base Acreage	Direct Pymt Yld	CC Pymt Yield
Wheat	72.7	70	70
Upland Cotton	201.6	1210	1210
Barley	10.3	84	84

3411: SW4 9. Sec 17 & Sec 21 11S6E – 1238.7 Acres of Cropland

Crop	Base Acreage	Direct Pymt Yld	CC Pymt Yield
Wheat	22.6	70	69
Upland Cotton	606.2	1210	1353
Barley	98.0	84	85

Pump and Well Information (based on public records)

	Pump Number	Depth (ft)	Pump Setting (ft)	Max Pump Capacity (gpm)
1.	615753 (#1)	1300	500	2000
2.	615752 (#2)	420	450	2100
3.	606227 (#3)	1003	550	1200
4.	606226 (#4)	1000	470	1500
5.	606224 (#5)	865	470	1500
6.	606225 (#6)	1135	384	2200
7.	615751 (#7) New Pump	1120	500	1500

Please consult your financial advisor and accounting professional regarding all aspects of farm and ranch ownership.

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