

**Taylor Dairy and Farm
Marana, Arizona**

Location: The Taylor Dairy is located on the southeast corner of Trico Road and Hardin Road approximately 5 miles northwest of Marana

Property 298.69± acres including 153.17± acres with Grandfathered Irrigation Rights and 210 acre feet of Type II Non Irrigation Water Rights.

Description The property consists of a fully improved dairy facility with a total capacity of approximately 1,150 cows. The property also includes 153.17± acres of irrigated farmland in the Cortaro Irrigation District.

Water Farm: Type I Irrigation GWR 58-108018.0017 and 58-58-108018.0023
Dairy: Type II Non Irrigation GWR 58-104093.0001 for 210 Ac. Ft. annually
Irrigation Water is provided Cortaro Irrigation and Drainage District. The current assessment for the District is \$75 which includes 1.5 ac. ft. Additional water is available for \$39/ac. ft. The water for the Dairy is provided by a private well, 55-607055.

Flood Zone Flood Zone AE

Improvements Dairy improvements include a complete feedlot dairy with a double 16 parallel milk barn, corrals, including space for young stock and dry cows, a commodity storage area and a modular house. The farm improvements include ported concrete irrigation ditches, land levelling and roads.

Tax Parcels 208-12-001N, 208-12-001T, 208-12-001U, and 208-12-001V.

Zoning Pima County RH

Price \$2,525,000

Terms Asking Cash, submit other term offers. Sellers will also consider Lease opportunities on the property please submit proposals for consideration.

Comments: This is a well laid out farm and dairy with reasonable water cost, excellent income potential and close proximity to development. Please call with any questions or to request further information.

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Looking South from Hardin Road



East along Southern Boundary



West along Hardin Road Frontage



Looking West across
Farmland



Typical Fields



North at Typical Concrete
Irrigation Ditch



Modular House



Milk Barn and Office



Feed Alley and Cow Pens



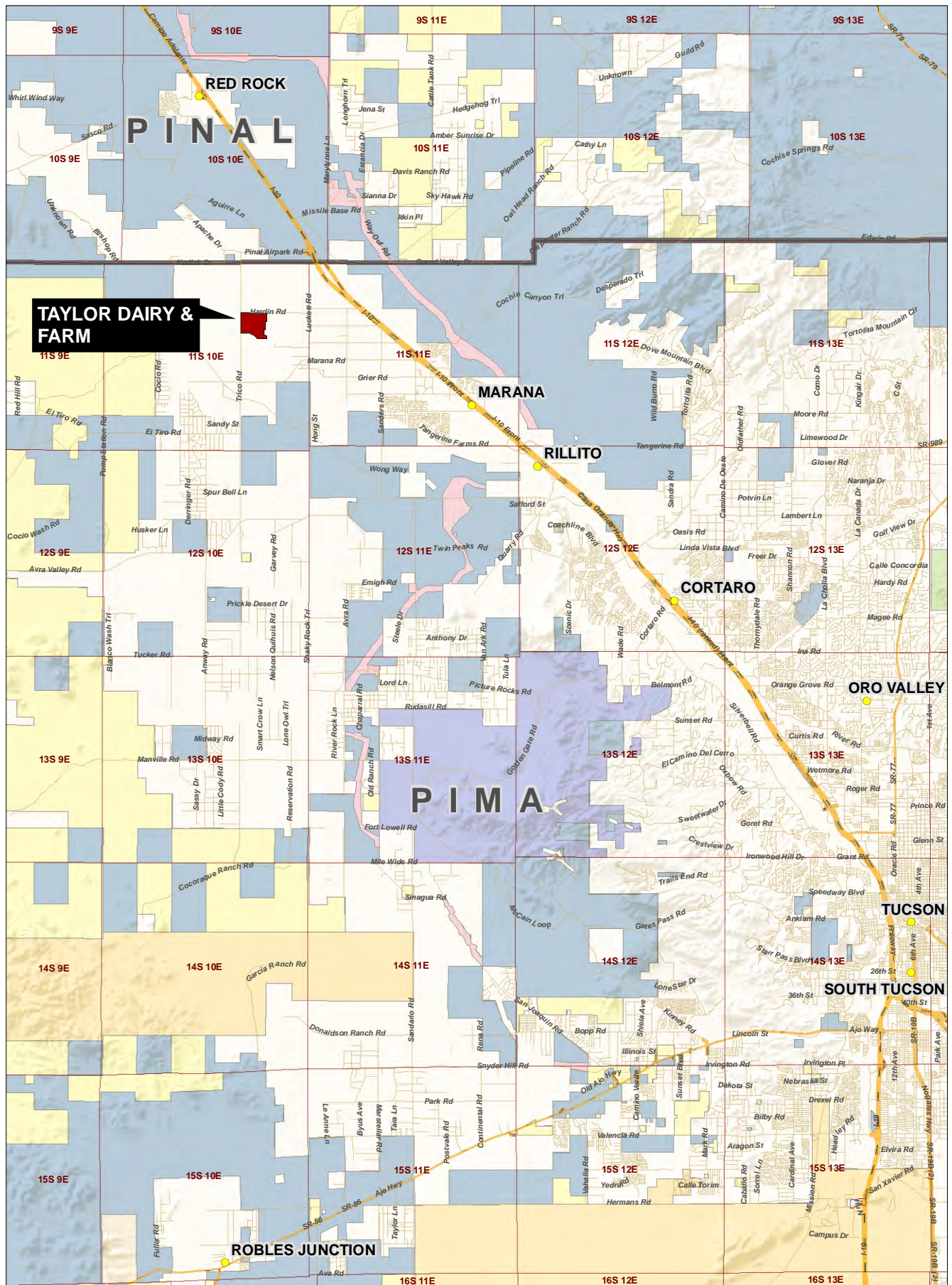
Vacant Desert area
South of Dairy



Well



Dry Cow Pens

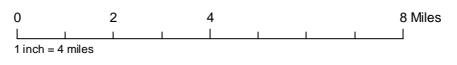


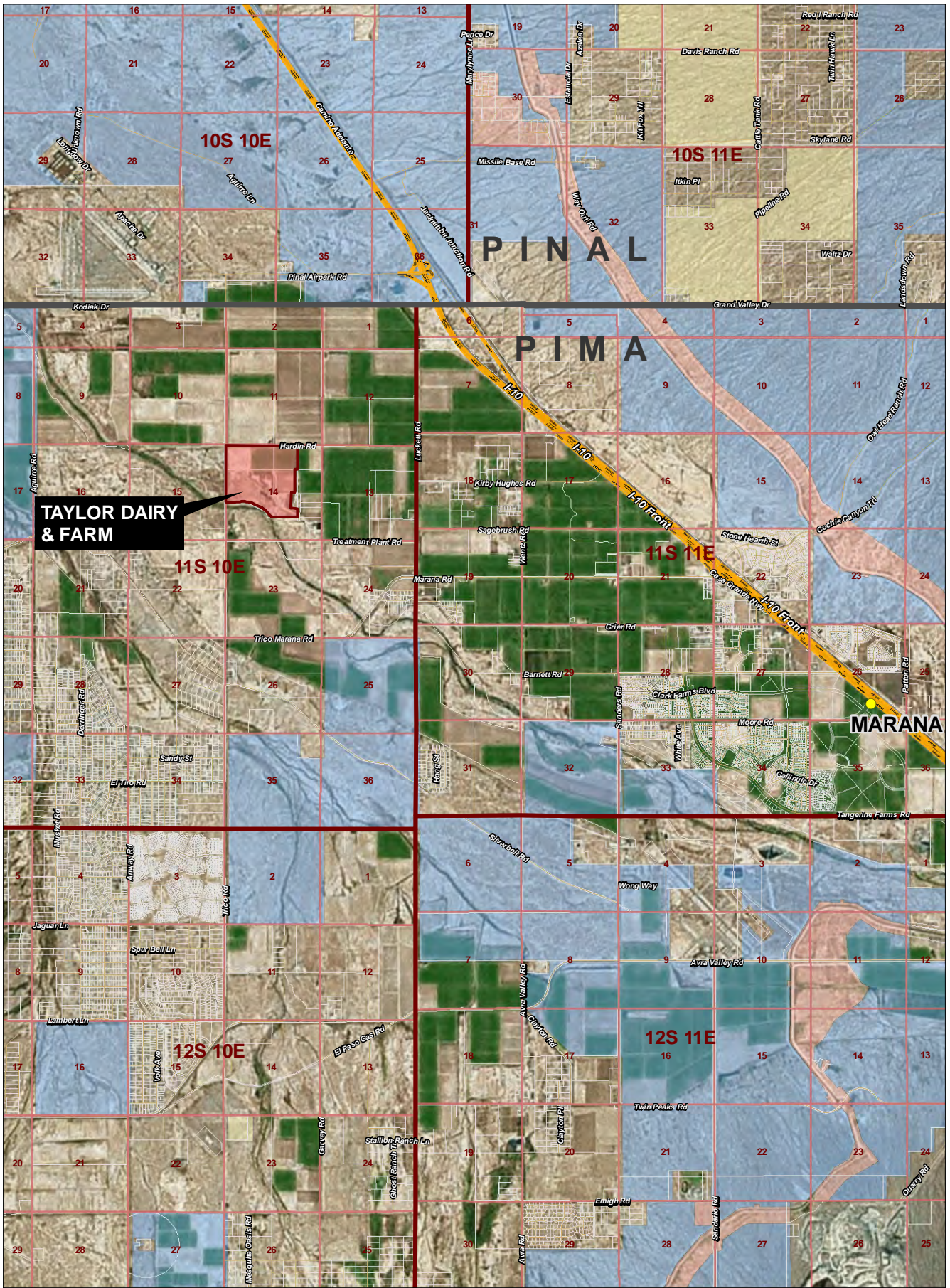
TAYLOR DAIRY & FARM



Legend

BLM	NPS
BR	Private
Indian Lands	State
Local or State Parks	USFS
Military	

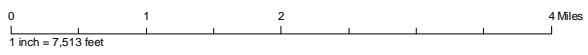




TAYLOR DAIRY & FARM



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