

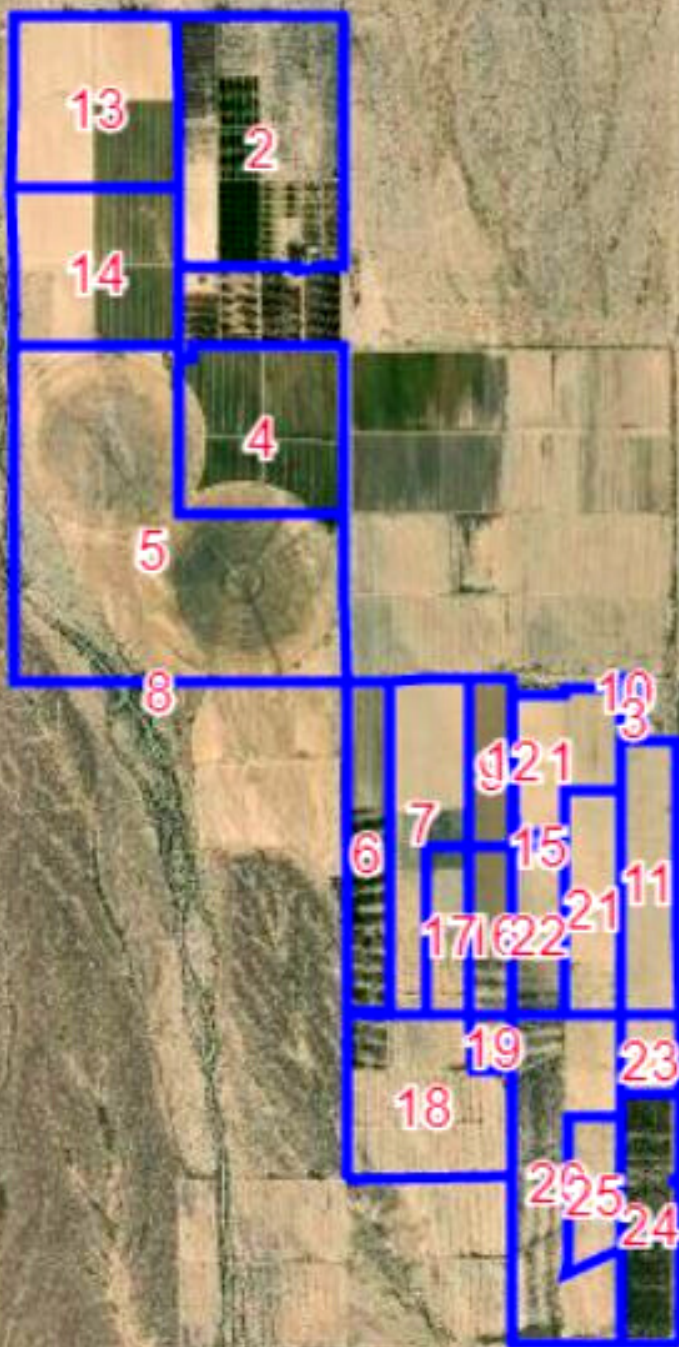


YUMA COUNTY FARM LAND

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Aerial Map 24 Parcels



LOCATED IN YUMA COUNTY, ARIZONA

**TOTAL ACREAGE: GROSS ACRES
± 2,305.87 (FARMABLE 2,216.54
ACRES) 24 SEPARATE PARCELS**

**SUPERIOR PROPERTY FOR
FIELD CROPS, SPECIALTY
SEED CROPS, & MELONS**

**CURRENTLY PLANTED TO
98.29 ACRES OF DATES,
40 ACRES LEMONS
& 20 ACRES MINNEOLAS**

**DATE TREES DO
TRANSFER
(VARIETIES: MEDJOOL, ZAHIDI,
DEGLETS, AND MALE TREES)**

**14 IRRIGATION WELLS
THROUGHOUT FARM
*SERVICED BY NATURAL
GAS & ELECTRIC**

**A PORTION IS
CERTIFIABLE ORGANIC**

**LOCATED IN
OPPORTUNITY ZONE**

**POWER PROVIDED BY
ELECTRIC DISTRICT 8
(ED8)**

**ENTIRE FARM ON
SUBSURFACE
DRIP IRRIGATION
*EXCEPTION OF LEMONS**

**LARGE SHOP /WAREHOUSE
& 2 LARGE MODULAR
HOMES**

**GREAT POTENTIAL FOR
SOLAR SITE**

**ASKING PRICE:
\$18,000,000**

The farm is located \pm 19 miles North of Interstate-8. To access Farm from Interstate-8 exit Aqua Caliente Road, head north for approximately 14.5 miles, Aqua Caliente Road turns into 571 at Railroad tracks. Go west on County 18th Street.



The Hyder Valley is a 20 mile (32 km) long valley section of the Gila River Valley at Hyder on the Gila River. The valley is located north of Gila River in southwest Arizona in the northwestern Sonoran Desert. The Hyder Valley is the access route to the Dendora Valley northeast which is on the western border of the Painted Rock Dam & Reservoir.



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