

# SOUTHWEST LAND ASSOCIATES, LLC

## OFFERED FOR SALE 4,360 COW DAIRY & 3,516 ACRE FARM



P.O. Box 5700 Goodyear, AZ 85338 Phone: (623) 882-8880 Website: [www.southwestlandassociates.com](http://www.southwestlandassociates.com)

*This information is subject to change at any time. This information is from sources deemed reliable. There is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. It is the responsibility of the person reviewing this information to verify it.*

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**Luke Schlosser, Designated Broker Office: 623-882-8880**  
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**Exclusively Presented By:**



**SOUTHWEST  
LAND  
ASSOCIATES, L.L.C.**

**AMBIAN DAIRY, LLC & PALOMA ADOBE HOUSE, LLC**

**OFFERING PRICE: \$11,500,000**

**TERMS: CASH**

**&**

**TAPS 2010, LLC & PAINTED ROCK PALOMA 630, LLC FARM**

**OFFERING PRICE: \$34,100,000**

**TERMS: CASH**

- PROPERTY IS BEING OFFERED AS A TOTAL PACKAGE
- SHOWINGS MUST BE BY APPOINTMENT ONLY – (TO AVOID DISRUPTING THE WORKFORCE)
- GROWING CROPS, LIVESTOCK & FEED INVENTORY NOT INCLUDED IN THIS PRICING (SELLER NEGOTIABLE VIA SEPARATE AGREEMENT)
- SELLER IS DESIROUS TO LEASE BACK

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## **AMBIAN DAIRY, LLC & PALOMA ADOBE HOUSE, LLC**

- **DOUBLE 40 PARALLEL PARLOR** **506.4± GROSS ACRES**
- **HOLSTEIN CAPACITY - 4,360 HEAD** **3,474 SF ADOBE RESIDENCE W/POOL**
- **2 CALF BARNs - 1,740 HUTCHES** **YOUNGSTOCK & HEIFER PENS – 3,740 HEAD**
- **COMMODITY BARN – 14,000SF - 9 BAYS** **HAY SHEDS – 5 @ 16,000 SF EACH**
- **500,000 GALLONS WATER STORAGE** **1 WELL & DISTRICT WATER**
- **TRUCK SCALE 11' X 80' - 100,000#** **WASTEWATER HANDLING VIA IRRIGATION**
- **DAIRY BUILT IN 2008** **LOCATED OUTSIDE OF ADWR AMA'S**
- **2020 RE TAXES \$57,931.49** **PASTURIZATION SHED**

## **TAPS 2010, LLC & PAINTED ROCK PALOMA 630, LLC FARM**

- **3,516.4± GROSS ACRES** **LOCATED OUTSIDE OF ADWR AMA'S**
- **LOCATED IN THE PALOMA IRRIGATION & DRAINAGE DISTRICT**
- **WATER SOURCES ARE GROUNDWATER & SURFACE**
- **3,417± CROPLAND ACRES** **ALL CONCRETE DITCHES**
- **CROPLAND AND WATER SUITED FOR FORAGE & SILAGE CROPS**
- **17 LABOR RESIDENCES**
- **2020 RE TAXES \$71,834.14 OR \$20.43/AC**

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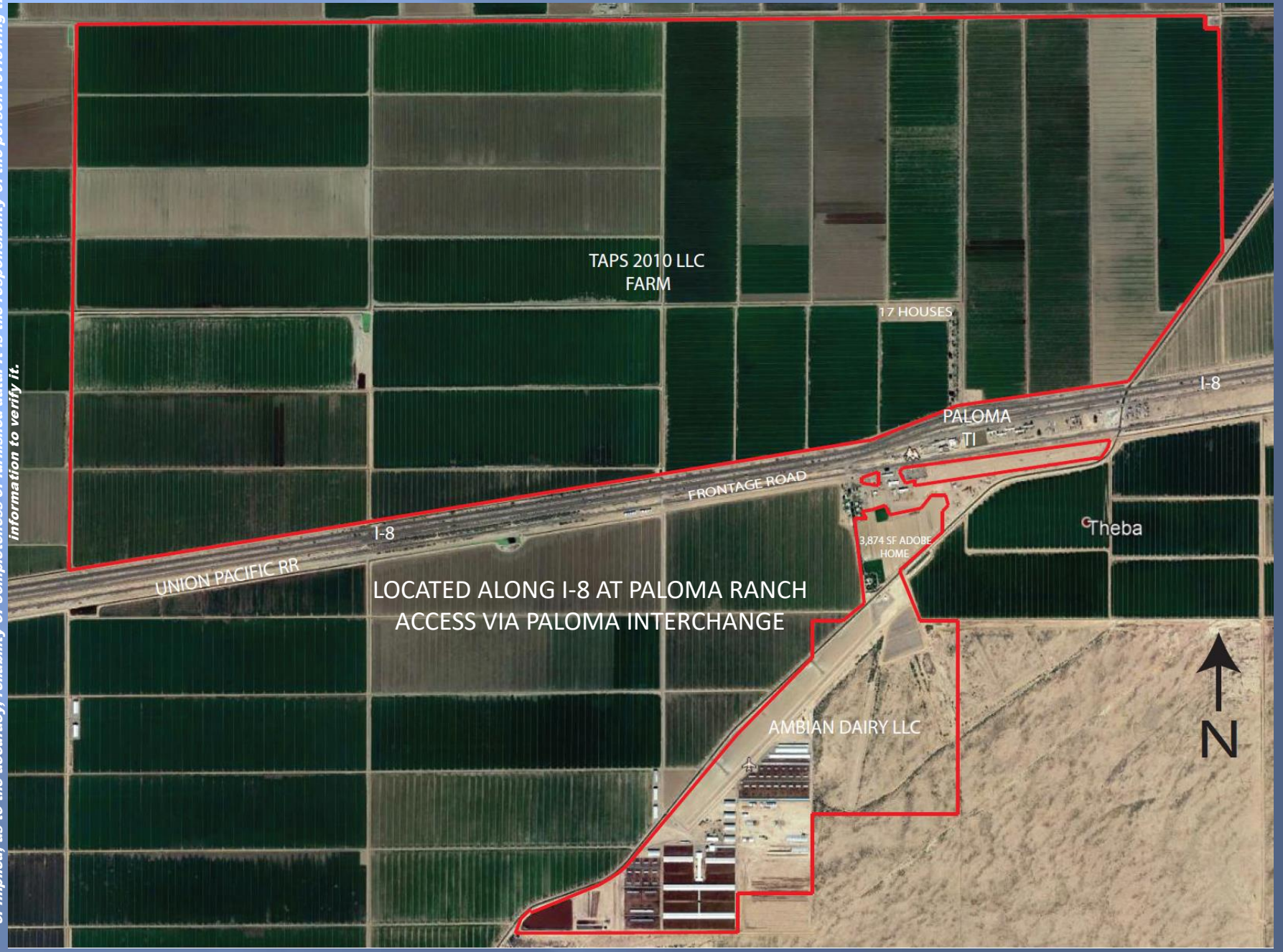
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CHARLES HAVRANEK & LUKE SCHLOSSER

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LOCATED ALONG I-8 AT PALOMA RANCH  
ACCESS VIA PALOMA INTERCHANGE



# AMBIAN DAIRY, LLC & PALOMA ADOBE HOUSE, LLC



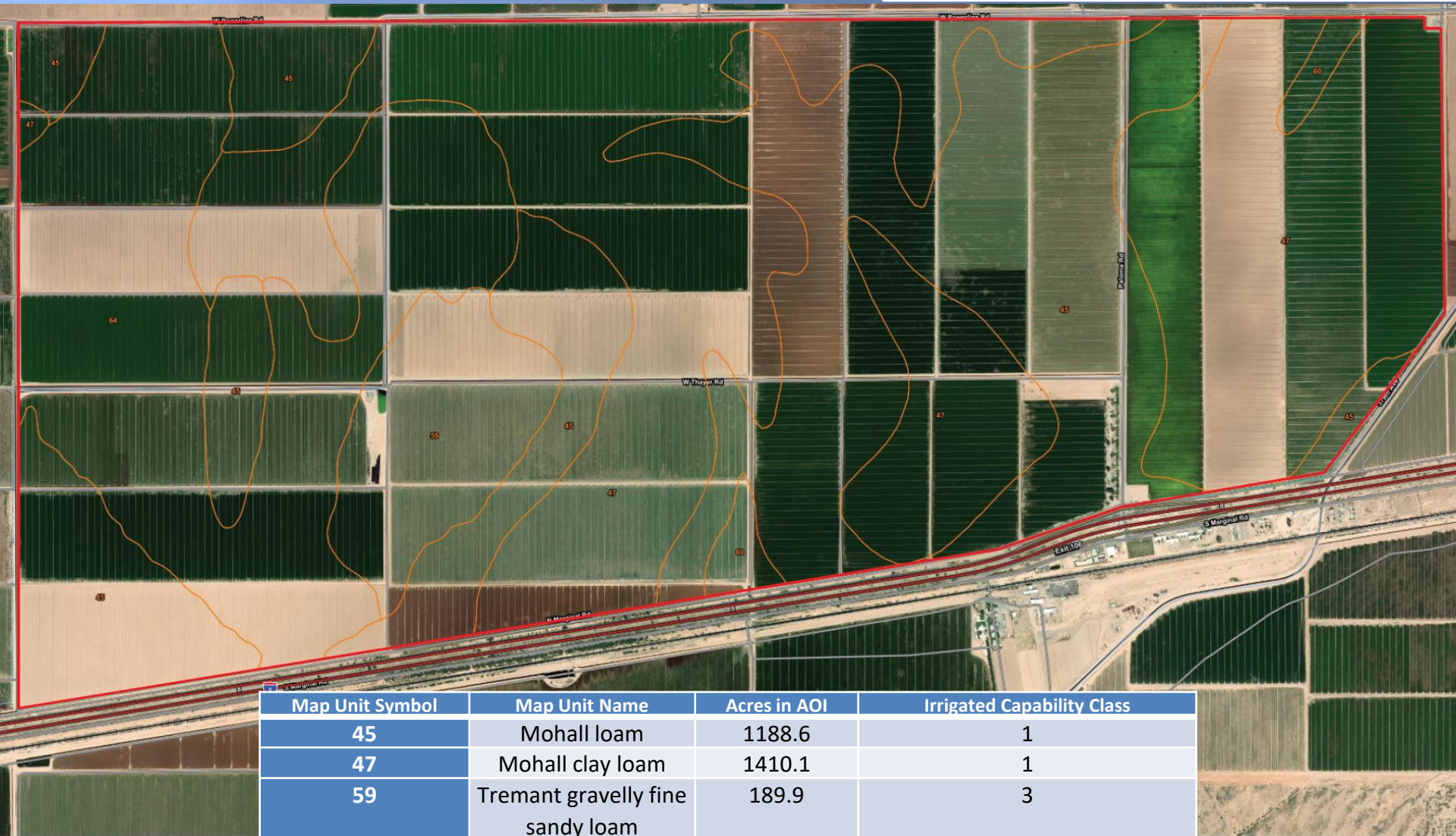
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### LEGEND:

- DEEDED
- STATE LEASE

|              |              |
|--------------|--------------|
| DAIRY:       | 233.3± ACRES |
| STATE LEASE: | 200.0± ACRES |
| HQ/HOME:     | 73.1± ACRES  |
| TOTAL:       | 506.4± ACRES |



| Map Unit Symbol | Map Unit Name                    | Acres in AOI   | Irrigated Capability Class |
|-----------------|----------------------------------|----------------|----------------------------|
| 45              | Mohall loam                      | 1188.6         | 1                          |
| 47              | Mohall clay loam                 | 1410.1         | 1                          |
| 59              | Tremant gravelly fine sandy loam | 189.9          | 3                          |
| 60              | Tucson loam                      | 38.7           | 2                          |
| 64              | Wellton loam                     | 689.2          | 2                          |
| <b>Totals</b>   |                                  | <b>3,516.5</b> |                            |

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