

Charlie Havranek, Salesman

Cell: 602-377-7083

Office: 623-877-5180

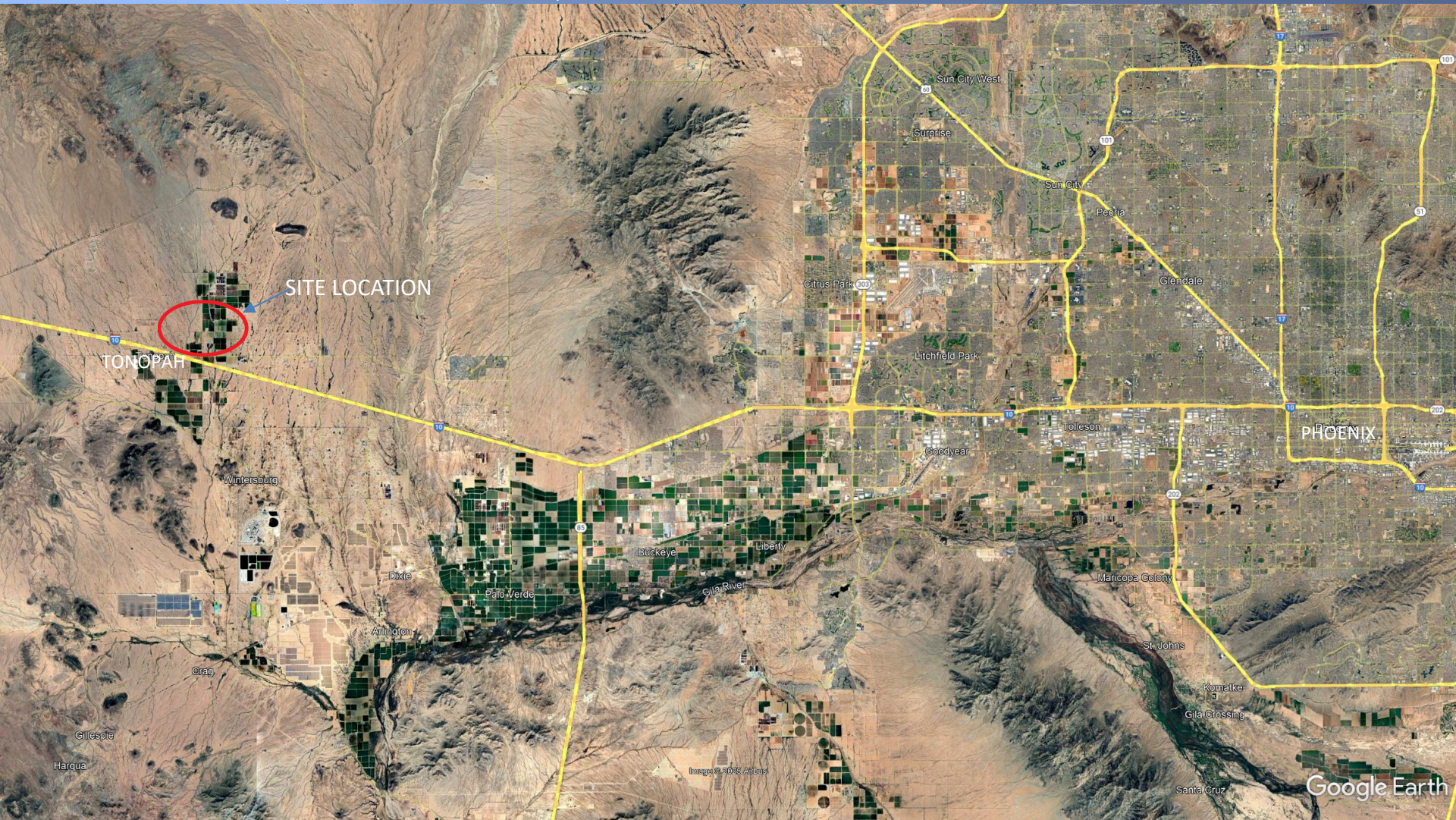
Email: ch@chazhavranek.com

PRODUCE COOLER & SEED PROCESSING & HANDLING FACILITY
TONOPAH, MARICOPA COUNTY, ARIZONA

Exclusively Presented By:



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



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, and to determine if suitable for their intended uses.

PRODUCE COOLER & SEED PROCESSING & HANDLING FACILITY
TONOPAH, MARICOPA COUNTY, ARIZONA



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

39332 W. CAMELBACK ROAD, TONOPAH, AZ



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, and to determine if suitable for their intended uses.

39332 W. CAMELBACK ROAD, TONOPAH, AZ



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, and to determine if suitable for their intended uses.

- ❖ 23.31± ACRES WITH 9.95± ACRES GRANDFATHERED WATER RIGHTS
- ❖ 1,500± SF OFFICE, CONCRETE BLOCK, METAL ROOF, HVAC, ½ BATH, SEPTIC
- ❖ 120,000 LB IN-GROUND TRUCK SCALE, 11' X 70' TRUCK PAD, DIGITAL READ
- ❖ DOMESTIC WELL
- ❖ ZONED R-43 MARICOPA COUNTY
- ❖ 3 MILES TO 1-10 & 411TH AVENUE INTERCHANGE

- A MODERN CLEANING, HANDLING FACILITY FOR A VARIETY OF PEAS, BEANS, GRAIN & SEEDS
- 4,500± SF UNDER ROOF, METAL I-BEAM, METAL ROOF & WALLS, CONCRETE FLOOR, ROLL DOORS, EVAP.
- 4-BINS TOTALING 3.0 MIL LB CAPACITY; BELLY DUMP RECEIVER; ESMUELLER BUCKET ELEVATORS, TRUCK WELL - CONCRETE.
- CLIPPER AND OLIVER ROCK SEPARATORS
- OLIVER MAXI-CAP GRAVITY TABLE
- SAFELINE METAL DETECTOR
- OLIVER SIZE-RIGHT SYSTEM
- CIMBRIA SEA CHROMEX COLOR SORTER
- OLIVER BAGGING AND WEIGHING EQUIPMENT
- 2 - 5,000± SF SEED COLD STORAGE SHEDS (40 TO 50°), FOR BAGGED STORAGE, WITH 153 SF TREATMENT ROOM, FREON REFRIGERATION
- 2022 TO 2025 CONSTRUCTED COOLER FACILITY
- 3 – COOLER FACILITIES, (9,200±, 10,800± & 20,000± SF), WITH A TOTAL OF 40,000± SF, DIVIDED INTO 6 SMALLER ROOMS (34-35°), 16' TO 24' CEILINGS
- METAL I-BEAM & TRUSS, FOAM INSULATION, METAL ROOF AND WALLS, ROLL DOORS, CONCRETE FLOORS, FREON REFRIGERATION
- DEEPCHILL ICE MAKING SYSTEM
- SMALL OFFICE AND STORAGE ROOMS
- 3 BAY TRUCK WELL – DIRT FLOOR, ROLLING DOORS

❖ PRICE: \$5,000,000 USD
❖ TERMS: CASH

PRODUCE COOLER & SEED PROCESSING & HANDLING FACILITY
TONOPAH, MARICOPA COUNTY, ARIZONA



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, and to determine if suitable for their intended uses.

PRODUCE COOLER & SEED PROCESSING & HANDLING FACILITY
TONOPAH, MARICOPA COUNTY, ARIZONA

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

1,500 SF CONCRETE BLOCK OFFICE WITH HEAT PUMP
3 OFFICES, LUNCH ROOM, ½ BATH, RECEPTION,
CONFERENCE AND FILE/STORAGE ROOMS
120,000# 11' X 75' IN GROUND SCALE
COVERED PARKING / SEPTIC SYSTEM
APS ELECTRIC / TELEPHONE



SEED HANDLING FACILITY



BAGGING/WEIGHING LINE

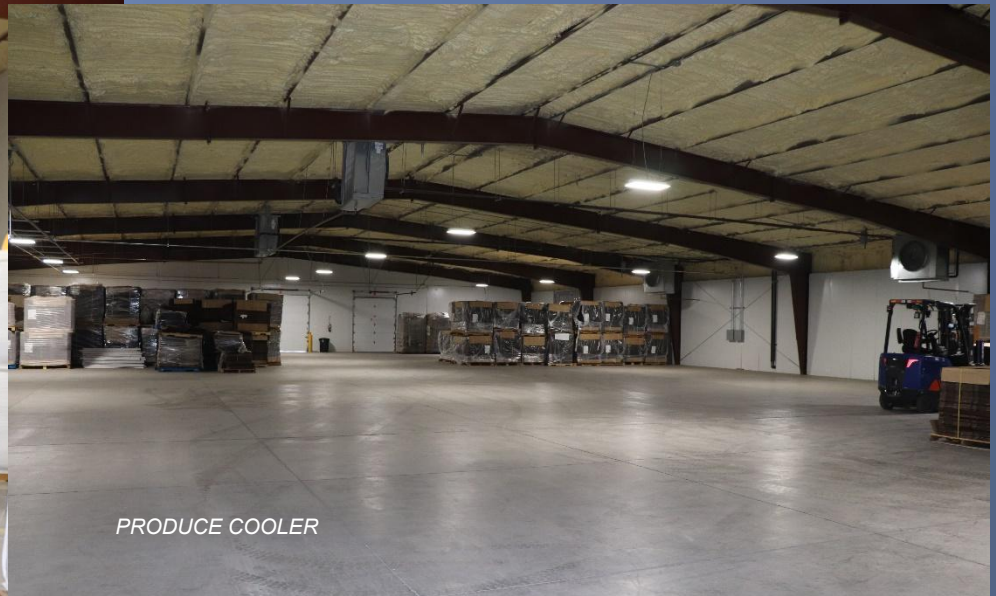


CLEANING/SORTING LINE

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, and to determine if suitable for their intended uses.



PRODUCE COOLER



PRODUCE COOLER



PRODUCE COOLER



SEED COOLER