

# HEADQUARTERS WEST LTD.

Farm, Ranch, Agribusiness Real Estate Sales & Services

## **Buckeye Dairy Maricopa County, Arizona Feedlot Dairy with 6,356± stanchion holes**

### **Location**

Offered dairy is located 5.5 miles east and 5.5 miles south of downtown Buckeye, on the west side of Tuthill Road, and 5.5 miles south of Maricopa County Hwy 85. Access to the dairy from downtown Buckeye is via Hwy 85 east 5.5 miles to Jackrabbit Trail, thence south along Jackrabbit Trail/Tuthill Road 5.5 miles. Buckeye and the Phoenix metro area provide the major retail, service and medical needs for the area. Buckeye and Phoenix are on Maricopa County Route 85 (MC Hwy 85). Interstate 10, which connects Phoenix with Los Angeles, is 4.5 miles north of Buckeye and 10.5 miles north of the property. Downtown Phoenix is 35 miles east.

### **Access/Frontage**

The property has approximately 330 linear feet of paved frontage on the west side of Tuthill Road. This roadway is a two lane asphalt surfaced roadway that is maintained by Maricopa County.

The main route of access to the Dairy Facility is via Airport Road (dirt/gravel) south .5 miles from Ray Road, however, this .5 mile stretch is not a public dedicated road right of way. This access is considered to be a prescriptive easement, since the use of the roadway has existed for longer than 10 years. The neighboring dairy also utilizes this roadway. Per the owner, the Dairy has an easement right of way across BLM land between Ray Road and the property's north boundary.

Both routes of access to the dairy facility require a low water crossing of Waterman's Wash. This wash seldom flows, and when it does it is typically a narrow and shallow band of water that may limit crossings for a period of 3 to 4 hours on most occasions, and no more than 24± hours at the longest. This has no significant adverse impact on physical access. The dairy has a milk storage capacity of 42,000 gallons, or roughly 24± hours of storage. Thus the low water crossings do not adversely limit the dairy operation.

### **Acreage/Use**

The dairy site is an odd shaped parcel, and embraces 296.66± gross acres of land. This gross acreage is comprised of 82.0± dairy facility acres, 96.66± acres of desert, 70 acres of wash channel and 48 acres of residence and calf hutch sites. There is an additional 80 acre parcel located one quarter mile south of the dairy that is included in this offering.

### **Water Rights**

The offered property has a registered Grandfathered Type n Non-irrigation Right, Certificate #58-116277.0005, which permits the pumping of a maximum of 219.0 acre feet of groundwater annually for industrial uses. This right is not appurtenant to the land, but will be transferred to the buyer. The property also has an Industrial use permit for 351 acre feet annually, Permit #59-550288. This permit is good through July 28, 2008, for industrial uses allowed in the application for the permit. Uses permitted are Dairy Uses.

### **Zoning**

While the property is located in the strip annexed areas of the Town of Buckeye, the property itself has not been annexed by the Town, and zoning is controlled by Maricopa County. The property is currently located in a R-43, Rural 43 Zoning District. This zoning district permits agricultural and residential land

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uses on a minimum lot size of 43,000 sq.ft., or approximately 1 acre. Dairy uses are permitted in the R-43 district by special use permits. **The property is in conformance with current zoning requirements for the dairy facility and residential uses conducted on the property at this time.**

## Flood Hazards

Per the F.E.M.A. Flood Insurance Rate Map #04013C, Panels #2510E, 2520E, 2530E and 2550E, all effective September 4th, 1991, approximately 140± acres of land that is in and flanking the sides of Waterman's wash is in a shallow Flood Zone A hazard. The remaining 156.66± acres of the dairy site are located in a Zone X area, an area outside of the 100 and 500 year floodplains. The 140 acres in Zone A does not have any building improvements. The retaining walls of the basins/ponds are built three feet above the base flood elevation.

## Utilities

The utility services available in the Subject's neighborhood, and the utilities available to the facility are noted as follows:

- Electric - Arizona Public Service, but soon to be converted to a lower cost electrical supplier.
- Natural Gas - Southwest Gas or bottled gas from private suppliers.
- Telephone - U.S. West, and numerous long distance carriers.
- Sewer - Public not available, but septic tanks are permitted.
- Water - Public not available, but domestic wells are permitted.
- Trash - Private carrier or self service.

Electric and telephone utilities are available along the Airport and Tuthill road alignments, and telephone and electric service is connected to the office, milk barns and residences. Domestic and livestock water is provided by the on farm wells. Bottled gas is utilized for the milk barn water heaters.

## Facility Improvements

- Dairy #1: The Milk Parlor is a PBI Systems Double 34 Parallel parlor that was installed new in 1995, and is capable of comfortably handling 300+ cows per hour with 3 laborers under a three times a day milking routine, or 2,200± cows per 8 hour shift. The dairy parlor and milk handling equipment is adequate to service the milk herd capacity. The owner indicates that he had milked as many as 2,500 cows three times per day in early 1998, but the parlor comfortably handles 2,200 cows per day in a 3 times per day routine. The Wash and Drip Pens will hold 300 head each, which allows for each pen of wet cows to be washed and drip at the same time. The milk handling equipment has been remodeled between 1995 and 1998, is in good condition, and is more than adequate to service the dairy's fluid milk production on a daily basis. 22,000 gallons of milk storage. CAT straight 6, (used) 250 Kv diesel generator and 200 gallon fuel tank.

The corrals have 3,603 stanchion holes. The milk herd corrals and shades are suited for a 2,800 cow milk (lactating and dry) herd, and 140 head in the holding/sick and springer pens, with approximately 40 s.f. of shade with cooling and 400 s.f. of corral space for each lactating cow. The dry cow corrals do not have cooling, but each cow has 43.7 s.f. of shade and 360 s.f. of corral space. There are no additional heifer and calf pens. All corral stanchions are locking, 5 holes in 10 foot.

Waste water handling is via 12 surface acres of pond space, with an average design level of 3 foot of depth, but

there is an additional 3' of free board to the top of the retaining dike. These ponds were built in 1995 to (SCS) National

Resource Conservation District design standards and Best Management Practices. This type of waste water handling is

common in central Arizona, and has been approved by the Dairy Commissioner, as well as the

Arizona Department of  
Environmental Quality.

- Dairy Barn: This structure was built in 1987, but was remodeled and expanded in 1995 and 1996, and consists of a 1,200 s.f. Milk House; an attached 468 s.f. of Equipment enclosure and 294 s. f. of Equipment shade with concrete floor; a 3,520 s.f. Parlor with a recessed concrete milker floor with drains, raised cow stanchion pads, a 4,320 s.f. Drip Pen, 3,520 s.f. Wash Pen with floor mounted sprayers. Total square footage is 13,802 s.f.
- Corrals/Pens: 8 wet milk cow pens, with reasonable space for 2,200 mature cows; holding/hospital/close-up pens for 140 head; and all of the above pens have cow cooling beneath the shades, and a mist line over the feed line; 8 dry cow pens, with reasonable capacity for 1,136 mature cows, these pens do not have corral cooling, and half of these dry cow pens actually serve the second facility.
- Water system: There are six on site wells that can be utilized to draw the groundwater, or that can be utilized to pump 35gpm or less for domestic, industrial or livestock uses. These wells are all equipped with electric submersible pumps, and all range in depth between 200 and 300', casing size is typically 8", and all were operating as of the date of inspection. 3,000 and 3,500 gallon pressure tanks, five metal water storage tanks for a total storage of 75,000 gallons, and one domestic water storage tank for 8,000 gallons.
- Dairy #2: The Milk Parlor is a FBI Systems Double 35 Parallel parlor installed new in 1998, and is capable of comfortably handling 310+ cows per hour with 3 laborers under a three times a day milking routine, or 2,350± cows per 8 hour shift. The current owner has milked up to 2,560 head three times a day in early 2000. The dairy parlor and milk handling equipment is adequate to service the milk herd capacity of the livestock pens. 20,000 gallons of milk storage. CAT 350 Kv diesel generator and 200 gallon fuel tank.

The Wash and Drip Pens hold 300 head each, which allows for each pen of wet cows to be washed and drip at the same time. The milk handling equipment is more than adequate to service the dairy's fluid milk production on a daily basis.

The corrals have 2,820 stanchion holes. The milk herd corrals and shades are suited for a 2,520 cow (wet and dry) milk herd, and a 320 head hospital pen, with approximately 40 s.f. of shade with cooling and 387.5 s.f. of corral space for each lactating cow. The dry cow corrals do not have cooling, but each cow has 40 s.f. of shade and 360 s.f. of corral space. There are no additional heifer and calf pens. All corral stanchions are locking, 5 holes in 10 foot.

Waste water handling is via 12 surface acres of pond space, with an average design level of 3 foot of depth, but there is an additional 3' of free board to the top of the retaining dike. These ponds were designed in 1997 to (SCS) National Resource Conservation District design standards and Best Management Practices. This type of waste water handling is common in central Arizona, and has been approved by the Dairy Commissioner, as well as the Arizona Department of Environmental Quality.

- Dairy Barn: This structure was built in 1998, and consists of a 1,920 s.f. Milk House, a 4,046 s.f. Parlor with a recessed concrete milker floor with drains, raised cow stanchion pads, 5,040 s.f. Drip Pen, a 5,760 s.f. Wash Pen with floor mounted sprayers in a sloping concrete floor. Total square footage is 16,766 s.f.
- Corrals/Pens: 8 wet milk cow pens, with reasonable space for 2,520 mature cows, all have cow cooling beneath the shade, and a mist line over the feed line. 1 close up/springer/dry pens for 320 head, this pen does not have corral cooling.

- Water system: There are two on site wells that can be utilized to draw groundwater, or that can be utilized to pump 35gpm or less for domestic, industrial or livestock uses. These wells are all equipped with electric submersible pumps, and all range in depth between 200 and 300', casing size is typically 10". 10,000 gallon pressure tank, four metal water storage tanks for a total storage of 60,000 gallons.

### **Shared Facilities**

- Office: Built in 1997, this structure has 1,440 sf under roof, and has two large offices, and a full bath, concrete floors, frame/stucco walls, concrete tile roof, heat pump. There is a covered front porch, 480 sf, and a two stall metal parking shade over concrete, 480 sf.
- Commodity Barn; Built in 1996, this structure has 4,800 square feet, concrete floors, 8' high concrete back, side and bay walls with a 4' plywood extension, 6 bays, metal roof over metal trusses and pipe posts.
- Equipment Shed; This structure was built in 1992, and consists of a 880 s.f. shed with 8' walls, metal roofing and siding over metal posts and metal trusses, concrete floor. Low cost materials and workmanship, fair condition, some deferred maintenance noted.
- Owner's Residence: Original construction date is not known, but the owner reported that the dwelling was rebuilt in 1995 at a cost that ranges around \$70,000. This structure has concrete floors and concrete block walls, stucco exterior coat and furred wood frame interior walls with insulation. 1,700 s.f. of living area, 2 bedrooms, 2 bath, combination kitchen/dining/living room, completely remodeled interior; heat pump, concrete tile roof, Mexican tile and carpet floor covering; 544 sf covered rear porch, 612 sf covered front porch, and a 500 sf carport, for a total of 3,356 sf under roof.
- Apartment: Original construction date is not known, but the owner reports that this structure was rebuilt in 1995. 864 sf living area, concrete floors, concrete block walls with stucco exterior, furred interior wood frame walls with insulation, one bedroom, one bath, Mexican tile and carpet floor cover; concrete tile roof, heat pump. Effective age is 4 years, average quality materials and workmanship.
- Labor Residences (6): These residences were completed in 1996 and 1997, and are duplicates of one another except that three residences have the floor plan flipped over. Each residence has 1,120 sf living area, 3 bedroom, 1.5 baths, kitchen and living room, a 264 sf attached carport and a 72 sf storage/laundry room, for a total of 1,456 sf under roof for each residence. Concrete floor, frame stucco exterior walls, drywall interior walls, composition shingle roof, carpet and vinyl floor covering.

### **Site Improvements**

- 50 ton scale, 10' X 70' scale pad, in ground mounting, International Weigh Systems digital readout and printer.
- 9,000 s.f. concrete equipment slab in front of the Commodity Barn.
- 20,580 s.f. asphalt feed/commodity pad.
- One load Fat tank.
- One load Molasses tank.
- Site electric.

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- Site grading with sloping drainage on approximately 60 acres.

**Price**

\$8,400,000. (Cattle, Feed Inventories and Rollingstock are not included.)

**Terms**

Cash.

**Contact**

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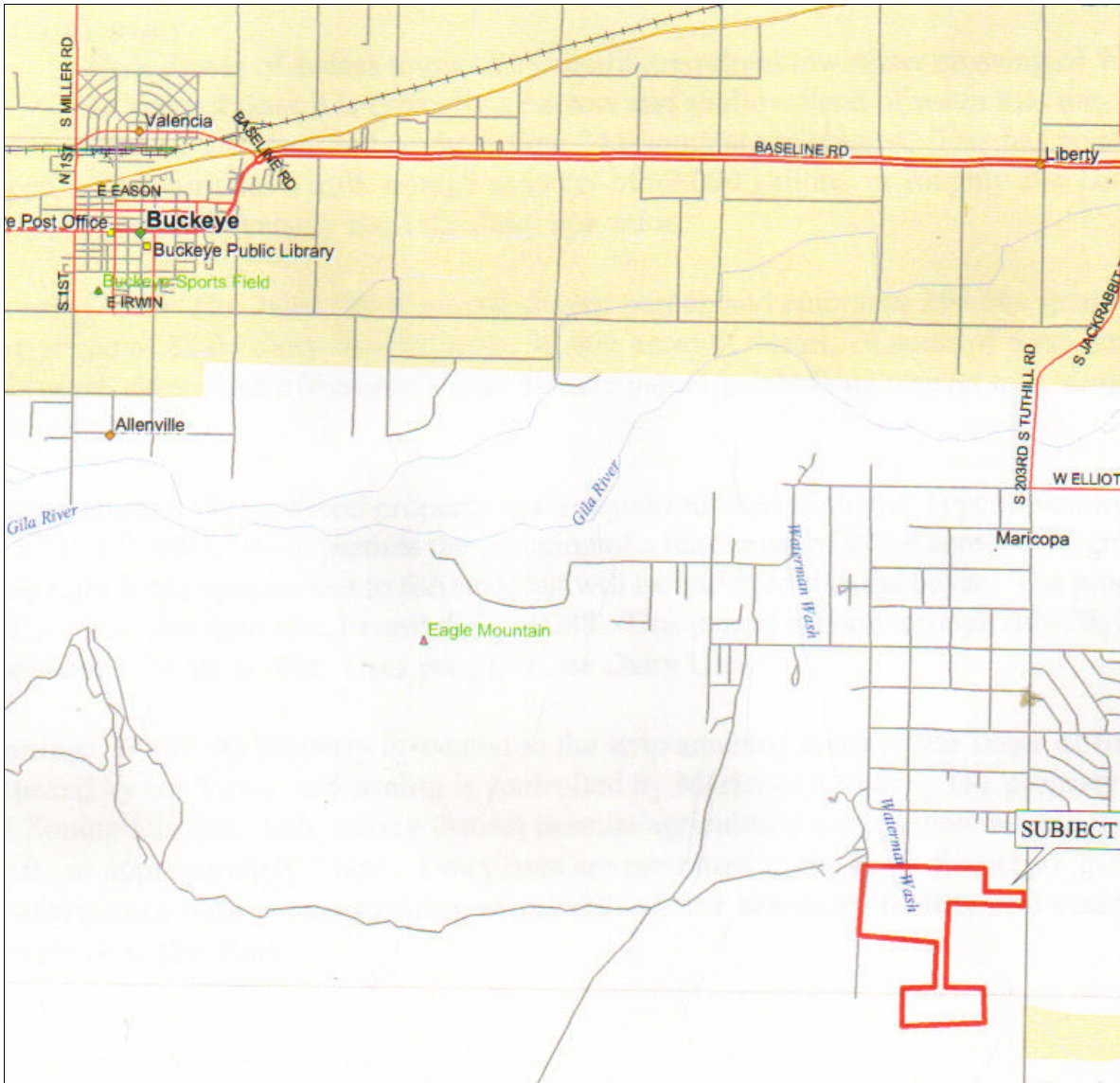
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# Location Map



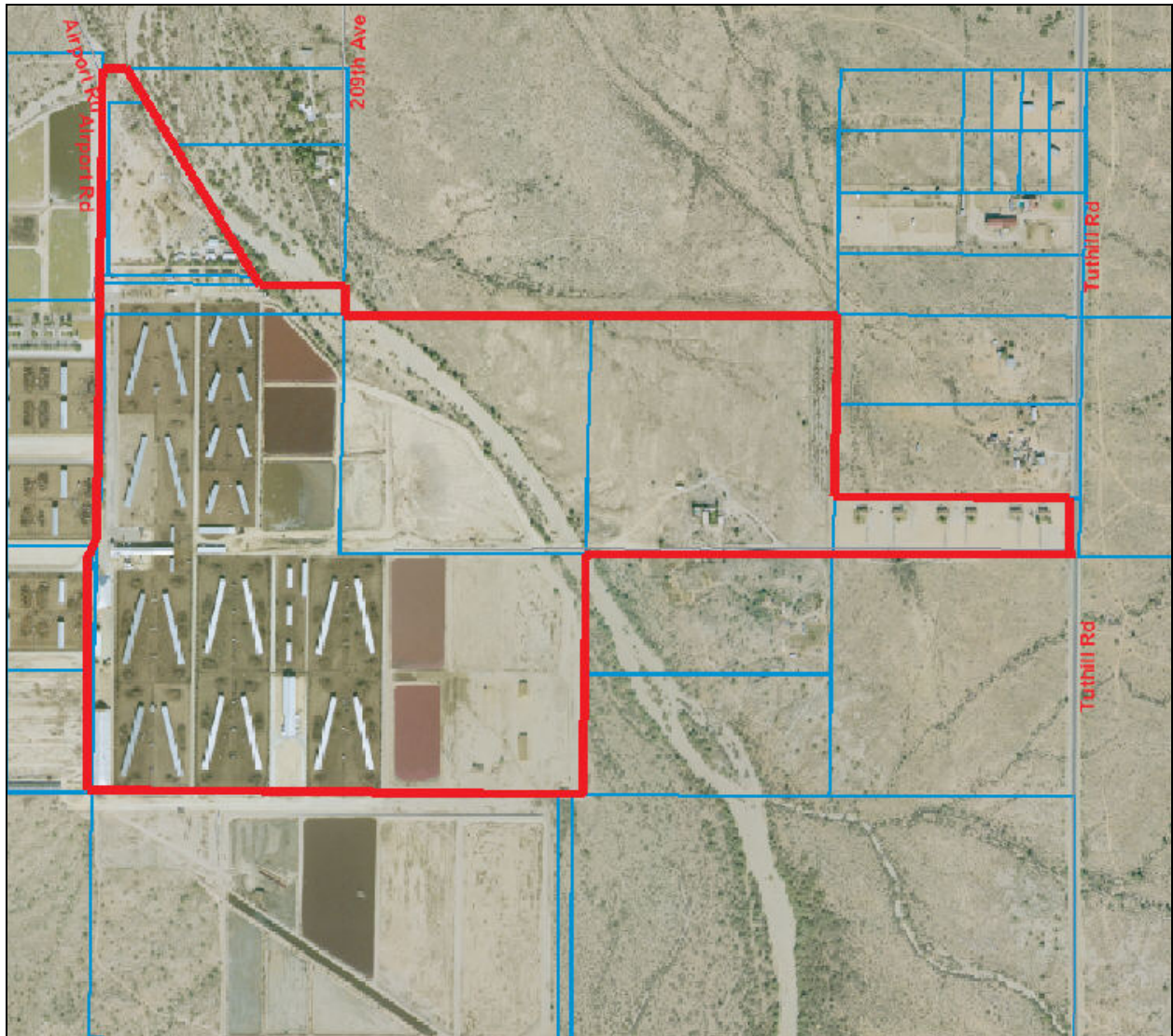
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## Narrow location map



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## Satellite Image



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