

Outlaw Dairy Maricopa County, Arizona Feedlot Dairy with 3,520± stanchion holes on 489.5± acres with Heifer, Calf & Commodity Facilities

Location

19443 West Chandler Heights Road, City of Goodyear, Maricopa County, Arizona. Access from I-10 is via Jackrabbit Trail Interchange #121 south 8.25 miles to Elliot Road, then ½ mile east to Rainbow Valley Road, then south 8 miles to Chandler Heights Road, then .5 miles east to the property. The property has ½ mile of paved frontage on the south side of Chandler Heights Road, and .625 miles of paved frontage on the north side of Riggs Road.

Parcel description

The offered property embraces 489.5± tax roll acres of land. This gross acreage consists of:

Description	Acres
Dairy Site	130 .0
Cropland	287.3
Sump, Roads, Ditches	30.2
Desert	20.0
Wasteland	22.0
Total	489.5

Water & Water rights

The property is located in the Phoenix Active Management Area. The subject's Grandfathered Groundwater Irrigation Rights (GIR) and General Industrial Use Permit (GIU) are listed as follows:

Certificate Number	Uses Permitted	Water Right Acres	Annual Water Allotment (ac. ft.)
58-102706.0008 (GIR)	Irrigation	382.933	1,427.38
58-102706.0009 (GNIR)	Type I Non-irrigation	79.050	221.91
59-574368 (GIU Permit)	Dairy	N/A	53.20

The dairy has two existing industrial wells that were drilled in 1999. These two wells can produce a total of 380 gpm. The facility also has two irrigation wells, but only one is equipped and operating. The second well is functional, but not used at this time. The existing well will produce between 1,600 to 1,800 gpm. Wastewater from the dairy that is utilized for irrigation is credited against the irrigation right and not the dairy usage.

Utilities

The utility services available to the property are noted as follows:

- Electric – Electrical District #8, (Arizona Public Service wheels power to the District)
- 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 – Domestic/Livestock wells are permitted.
- Trash - Private carrier or self service.

- Electric and telephone utilities are available to the facility, office and residences.
- Domestic and livestock water is provided by the property's wells.
- Propane for the Dairy Barn.
- Septic tanks for the residences and Barn.

These utility services are adequate for the operation of the facility, as developed at the present time.

Flood hazards

Per the F.E.M.A. Flood Insurance Rate Map #04013C, Panel #2925E effective September 4, 1991, the 289.5± acre western portion that includes the Dairy facility and housing units is in a Flood Zone X, all of which is outside of the 100 year flood plain. A Flood Hazard Zone A and AE area created by the Watermans Wash covers 200± acres of the farmland located in the eastern portions of the property, but does not encroach on the dairy site.

Zoning

R-43, Rural 43 Zoning District, controlled by Maricopa County, for the portion located in Section 26 including the dairy facility site on the west side of the property. This zoning district permits agricultural and residential land uses on a minimum lot size of 43,000 sq.ft., or approximately 1 acre. Dairy uses are permitted in the R-43 district. The Section 25 portion of the property is annexed by the City of Goodyear, and is currently zoned AU. The AU – Agricultural/Urban district requires a minimum lot size of 1 acre for single family residential home site or agricultural uses. Dairies, cotton gins, sand and gravel quarrying and feedlots are not permitted in the area annexed by Goodyear.

Dairy Operating Permit

Per the Arizona Department of Agriculture, Dairy and Dairy products Control Office, the facility has been issued a valid Grade A Dairy Operating Permit, Permit #0607, BTU #04-78.

Facility Improvements

As of the date of this offering, the offered property is an operating feedlot dairy facility that was substantially completed in February 2000, but additions have been added in 2001 and 2002.

Corrals/Pens

The milk herd corrals have 3,200± locking stanchion holes (Nielsen), in 10 cow pens. There is one additional 320 hole pen that is subdivided into hospital/close-up/maternity/holding pens. Work pens and loading chute for the cow pens. All eleven cow pens have cooling beneath the shades. The young stock facilities include a 472 crate calf shed, 6 calf pens for a reasonable capacity of 760 head, and 6 bred heifer pens for 750 head. Work pens and loading chute for the young stock. Good set of pens, good slopes and drainage.

Dairy Barn

- Consists of a 4,000 sf Milk House with concrete floors with drains, concrete block exterior walls, block interior walls in the tank and soap rooms, resin coated floors and walls in the tank and soap rooms, interior sanitary ceiling for the tank room, dry storage area, wall height is 14' at eve and 23.25' at ridge, free standing metal roof with galvanized box beams, metal purlines and white metal roof cover, two large rolling doors;
- A 7,224 sf Parlor with concrete floor with drains, concrete block exterior walls, resin coated plaster over concrete block interior walls around surfaces within 8 feet of the carousel;

- 14 foot eave wall height, two large rolling doors, free standing galvanized metal roof over galvanized steel trusses and purlines, four large oscillating fans with misters for cooling, bath with shower, stool, urinal and sink;
- Lodine room with floor drain;
- Lunch room;
- Office with heat pump for computers;
- A 6,398 sf Drip Pen with two lanes of alley fencing on the east exterior wall, 5' high west block wall with resin coating on interior, 8 foot open to eave, 40' heavy duty crowd gate on a raised track system, two return lanes, and 18 oscillating fans with misters for cow cooling, flushing deck and lanes with pop-up risers, free standing galvanized steel post roof supports and metal roof covering;
- A 6,398 sf Wash Pen with floor mounted galvanized sprayers in a sloping concrete floor, gravity flow drain system for wash wastewater handling, 5 foot average block wall height on west side with resin coating on interior, 5' pipe post return lane fencing, with 8' open to roof eave above block side walls, free standing galvanized steel post roof supports and metal roof covering.
- Total structure square footage is 24,020 sf.

Holding Pen

Located adjacent to exit lanes on east side of barn, hydraulic gate activated by computer to catch cows, 2,600 sf under shade, concrete floor with flush, drinker and two cooling fans.

Dairy Barn Equipment

- Stainless steel 60 stall Westfalia Autorotor with computer milk metering and ID sensors, 2 hp motors for milk pumps, manure trough, roller carriage, track and chain, balance tanks;
- 60 sets of milking equipment and SS metal cabinets with Metatron digital displays, air forks, claws, jetter assemblies and all rubber products;
- 3" S/S milk lines with fittings;
- 29" and 85" SS wash tanks, 400 gal. wash sink, two 12,000 gallon DCI milk silos with agitator motors and temperature gauges, milk pump and 7.5 hp motor, two sets of Anderson scales and gauges;
- Kaeser SK26 air compressor with 120 gallon air tank, filters and controllers, 2" SS wash lines with fittings;
- 2" PVC vacuum lines with two Kaeser EP 250 Omega Model 43 vacuum pumps with 25 hp variable speed compressor drives, fully automated CIP system with wash vats, piping and fittings, 2" CIP lines, four Copeland variable speed refrigeration compressors with Sentronic sensors, APV 74 Plate SS Heat Exchanger (milk), one 30 gallon and one 181 gallon water heaters and a 800 gallon hot water storage tank;
- power teat dip system;
- one 40' wide VanDenburgh heavy duty hydraulic crowd gate with 25hp screw compressor and motor; all electrical, labor and plumbing.
- Caterpillar Model 3412 V-12 diesel engine with a KATO 455KW Generator, 100 gallon fuel tank, 800 amp electrical service and breaker panels.
- Waste water collection sump.

Hay Shed

11,000 sf under roof, 20' to top of eave, dirt floor, concrete piers for post support, I-beam posts, I-beam roof trusses, metal purlines and white metal roof cover.

Commodity Barn

12,000 sf under roof, 16' to top of front eave, 3000 psi concrete floor, 5' side, two bay and rear block (10") walls grouted solid, I beam truss in front and above block walls to roof trusses, I-beam

roof trusses with purlines and white metal roof. Metal side walls with plywood on wood frame above the block walls on side and rear. Metal guy bracing. Paved work and ramp area.

Labor Housing

Six Manufactured Units added in 2001, all with septic tanks and utility hook-ups.

- 1 1,152 sf
- 1 1,280 sf
- 1 980 sf
- 2 1,152 sf;
- 1 1,344 sf

Site Improvements

- 130+ acres of site grading sloping/grading for wastewater handling.
- 6+ acres for tailwater sump on the farmland, with pumpback system.
- Site electric and plumbing for corrals.
- Wastewater plumbing from the wash barn to the two settling ponds, and to the large wastewater holding pond.
- Two settling basins with concrete bottoms and three sides, 25' wide x 110' long 3' deep.
- Large wastewater lagoon, 34' wide across top of exterior dike, 216' wide x 888' long x 16' deep.
- One load molasses tank.
- Yard Paving
 - Milk Truck Slab: 20' x 92' or 1,840sf.
 - Walks at Barn: 2.5" x 316' or 790sf.
 - Commodity Barn: 50' x 240' or 12,000sf.
 - Loading Ramp at CB: 10' x 20' x 1.5' avg. height, or 200sf.
 - Scale Approaches: 2 x 14' x 25' or 700sf.
- Scale: 12' x 70' above ground platform truck scale, 60,000# capacity, SP 2000 Printer, IQ Plus Digital Read.
- Water system: Two industrial use wells, capable of delivering a minimum of 380 gallons per minute, each equipped with 6" Berkley 20 hp submersible pumps. Both are 8" casings, gravel packed, 600± feet deep
- The dairy has three 20,000 gallon fresh water storage tanks, and two 20,000 gallon reclaimed water tanks for barn flushing and cow wash, and a new 7,000 gallon pressure tank, for a total water storage of 107,000 gallons.

This offering does not include the livestock, rolling stock or feed inventories. These items could be acquired through separate negotiations and agreement.

Price

\$15,000,000 - Cash

Contact

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SITE AERIAL



SITE SKETCH

