

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

Offered For Sale

STATE OF ARIZONA AGRICULTURAL LEASEHOLD INTEREST

3,480± Cropland Acres/5,100± Gross Acres

Yuma Mesa, Yuma County, Arizona

Location: The offered property is located south of County 19th Street, between the Avenue A and Avenue 4E alignments, approximately 13 miles south of the City of Yuma, on the Yuma Mesa, Yuma County, Arizona. From the I-8 – Avenue 3E Interchange, proceed south 9.25 miles to County 19th Street, then proceed east .45 miles to the headquarters on the south side of County 19th Street.

Access/Frontage: The property has ½ mile of paved frontage on the south side of County 19th Street, as well as frontage on the Avenue 3E alignment south of 19th Street.

Acreage/Use/Tenure: 3,480± cropland acres, and 15± acres of Building sites, and 1,605± acres of undeveloped desert land. The land is leased from the State of Arizona for a 10 year term. The existing and prior tenants have successfully renewed these leases when the term expired in the past. The tenant owns the tenant improvements.

Lease/Rental Cost: \$108,880.65 in 2005, paid annually to the Arizona State Land Department. This amounts to approximately \$31.29 per cropland acre.

Zoning: Yuma County Rural Area – 10 acre minimum, (RA-10), residential/agricultural zoning district. Per the requirements under Arizona Revised Statute 28-8482 and 28-8483, the property is located in the vicinity of the Yuma Marine Corps Air Station. Northern portions of the property lying south of County 19th Street are located in identified 65 to 80 dcb noise corridors, but are outside of all identified Accident Potential Zones and Crash Zones.

Flood Hazards: Per FEMA Flood Map #040099C, Panel 1050C, dated 11/15/1985, the leasehold property is located in a Zone B area, an area outside of the 100 year flood hazards.

Buildings:

2000 model year Cavco manufactured home, 1,920 sf, good condition.

2000 model year Sun Villa manufactured home, 1,792 sf, good condition. Both homes have heat pumps.

8,400 sf equipment shed/shop, metal construction. 848 sf frame stucco living quarters. 2,400 sf enclosed area with 18' eve, 4,320 sf open sided work shed area with 22' eve, 1,680 sf open sided storage area with 14' eve.

10' x 70' above ground truck scale, 100,000#'s, Cardinal digital read and printer.

Irrigation System: 29 T&L center pivots, 27 with planetary drives and 2 with worm drives, installed in 1999 to 2003. All are eight spans with 20' to 30' end booms. 24 operating and equipped irrigation wells with a combination of natural gas and diesel engines, or electric motors. The wells are 200 to 400 feet deep, lift is 150 to 300'. Some pivots are irrigated from one irrigation well only, others are connected to a manifold system. Underground pipelines are 10" and 12" PVC.

Soils: Per the USDA/NRCS, Yuma Soil Survey, Portions of Yuma County, the property has approximately 15 pivots that are a Rositas Sand, irrigated capability Class IVs-7, and approximately 14 pivots are a Rositas – Ligurta Complex, irrigated capability Class IVs-7.

HEADQUARTERS WEST LTD.

FARM, RANCH, AGRIBUSINESS REAL ESTATE SALES & SERVICES

USDA/FSA Bases and Acres: Per the Yuma County FSA Office, the cropland acres are estimated at 3,480± acres, or approximately 120 acres per pivot. Crop Commodity Bases are negligible. The property has a history of primarily alfalfa hay, Sudan hay, barley and wheat, with some potatoes, cotton and coastal Bermuda.

Utilities: The following utilities are available to the property:

- Telephone: Qwest and numerous cell carriers.
- Electric: Arizona Public Service.
- Water: Domestic wells are permitted.
- Natural Gas: Southwest Gas, and various bottled gas suppliers.
- Sewage: Individual septic tanks.
- Television: Antennae or various satellite services.

Price: \$6,960,000, or \$2,000 per cropland acre.

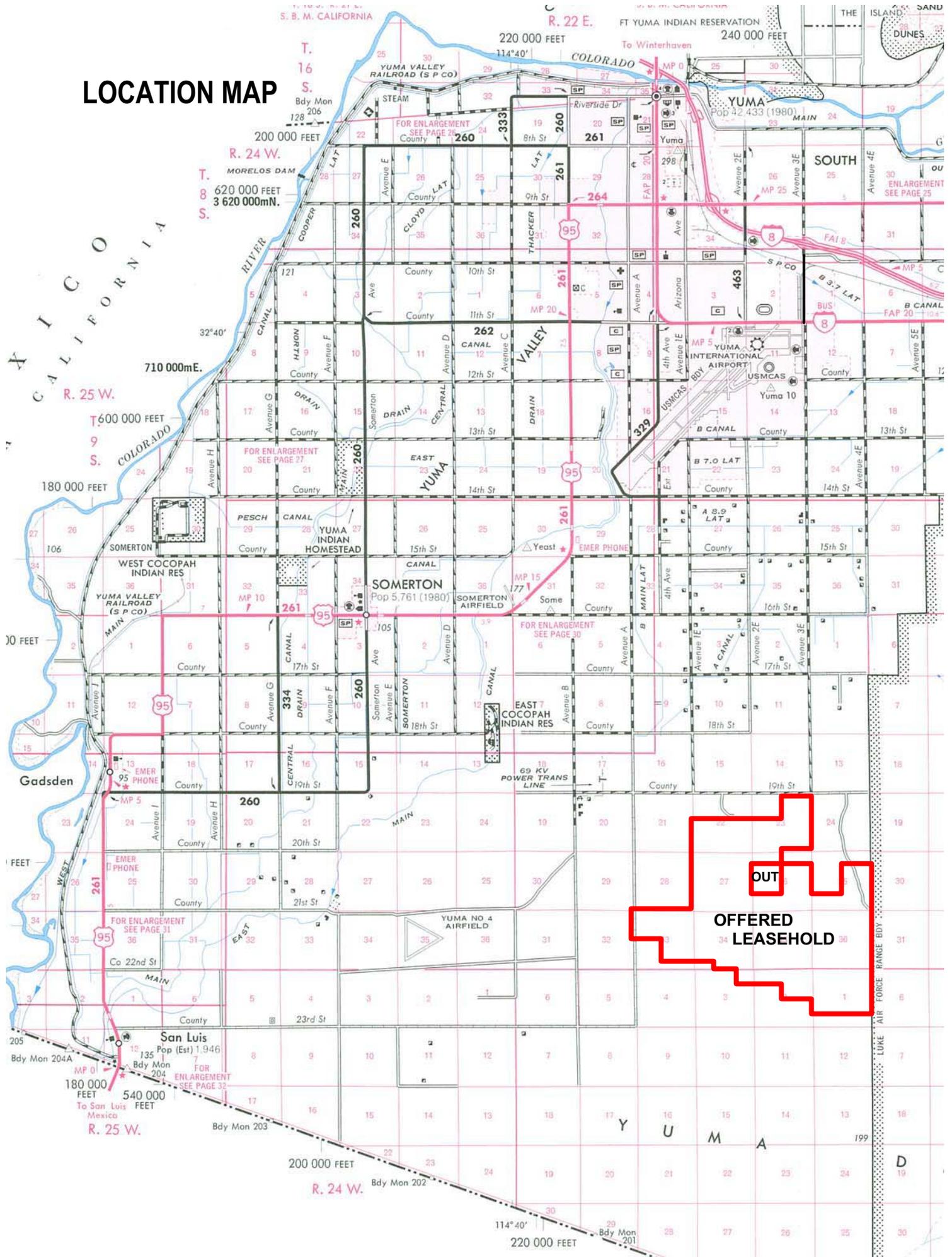
Terms: Cash.

**Contact: Charles Havranek, Salesman
Headquarters West, LTD.
810 N. Second Street
Phoenix, AZ 85004-2016
Tel: 602-258-1647 Office
Fax: 602-340-0927 Office
Mob: 602-377-7083**

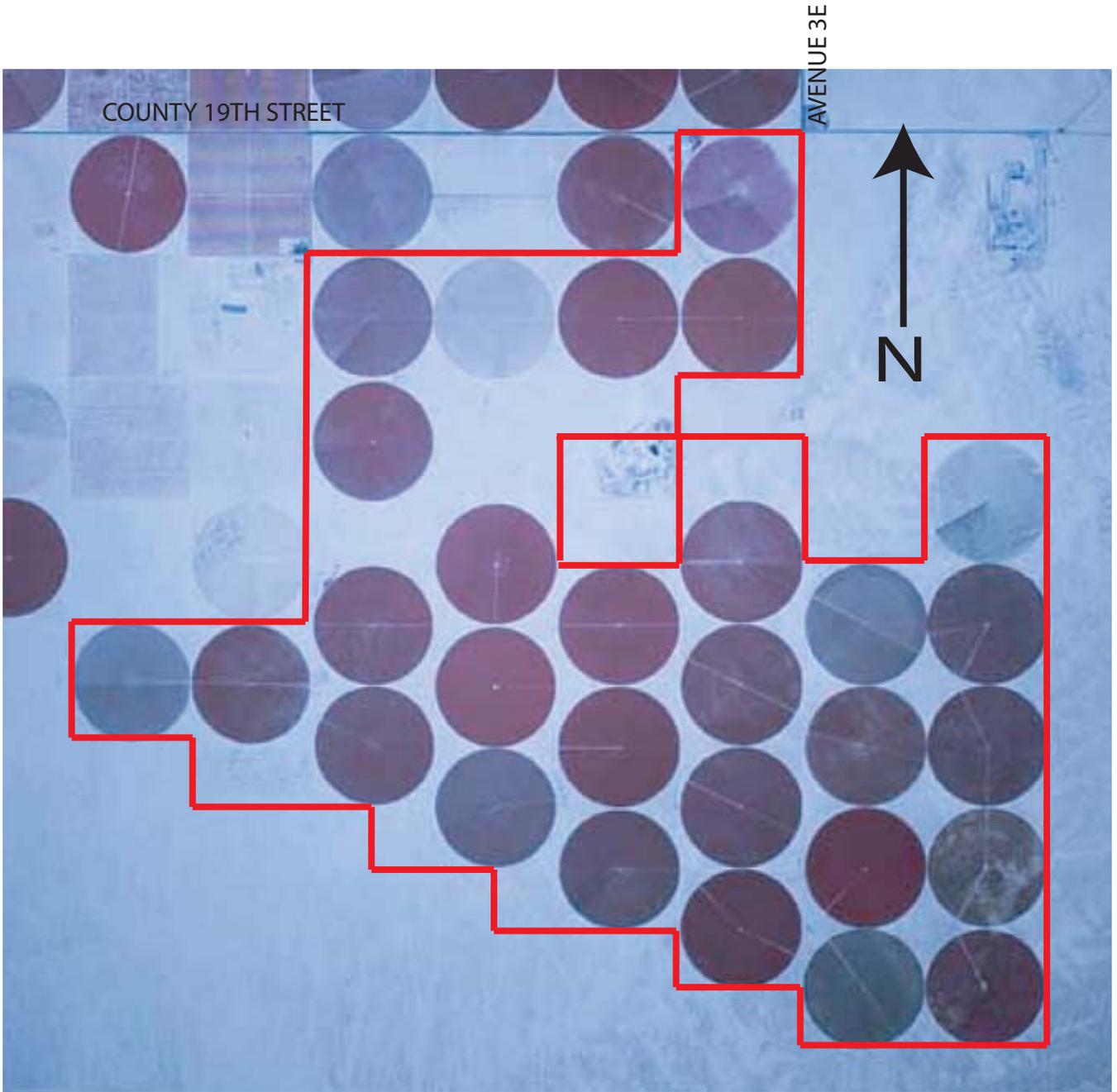
810 N. SECOND STREET, PHOENIX, ARIZONA 85004-2016 TELEPHONE 602-258-1647 FAX 602-340-0927

The sources of the information contained herein are deemed reliable, but we do not guarantee its accuracy. It is the responsibility of the individuals reviewing this information to independently verify all property characteristics to their satisfaction. This property package and listing is subject to change, prior sale, or withdrawal.

LOCATION MAP



AERIAL MAP





View of cattle grazing on Coastal Bermuda pasture.



View of the shop/equipment shed.



View of Cavco home.



View of pivot on the Rositas - Ligurta Complex soil.



View of pivot on Rositas Sand soil.



View of the Sun Villa home.