

HYDER VALLEY FARMS

±3,824 ACRES | MARICOPA COUNTY, AZ



CONTACT FOR MORE INFORMATION

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OVERVIEW



Hyder Valley Farms – Premier Farmland Investment in Arizona

Strategically located between Phoenix and Yuma, two major agricultural and commercial hubs, Hyder Valley Farms (HVF) is a rare opportunity for large-scale farmland investment in the western United States.



Location & Growing Conditions

Hyder Valley Farms benefits from:

- **Abundant water availability** and a secure groundwater aquifer (not subject to Colorado River curtailments).
- **Well-drained soils** and **year-round sunshine**, creating optimal conditions for multiple high-value crops.
- **Modern irrigation infrastructure** with a fully updated submerged drip system, maximizing yield and water efficiency.
- **Interconnected irrigation wells** powered by a local agricultural electrical district, ensuring reliable and competitively priced water.



Investment Strength

- **Long-term lease** in place with a high credit rated tenant, providing turnkey stability and immediate income.
- **Strong potential for long-term appreciation**, supported by the continued scarcity of farmland in central Arizona due to urban, industrial, and energy development.
- **Strategic proximity** to the vibrant Yuma farming region, a hub for U.S. produce and export markets.



Why Hyder Valley Farms?

Hyder Valley Farms offers a combination of security, productivity, and growth potential. With its water security, advanced irrigation, and strong tenant in place, HVF stands out as a **high-yielding farmland asset** positioned to meet the growing demand for U.S. agricultural land for decades to come.

Hyder Valley Farms – secure, sustainable, and investment-ready.

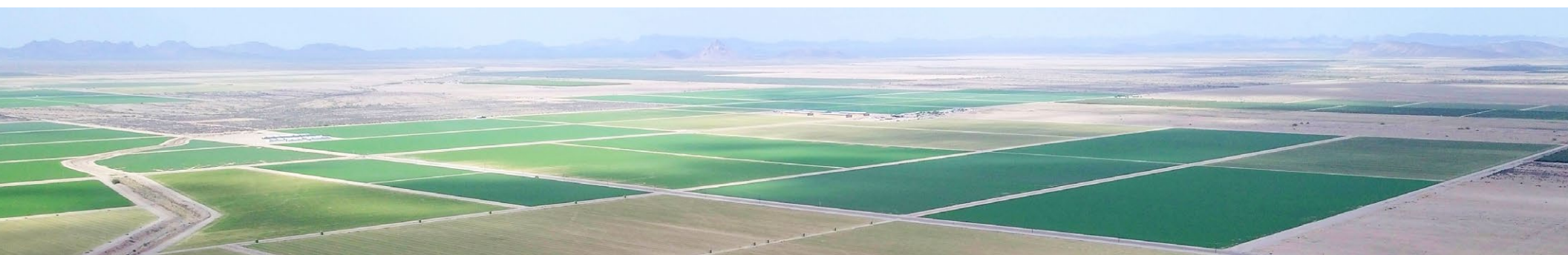


PROPERTY DETAILS



PRICE	\$42,275,000
LOCATION	At the intersection of 571st Avenue & Butterfield Stage Road in Maricopa County, Arizona.
SIZE	Fee Simple: ±3,104 gross acres State Land Trust: ±720 acres Total Acres: ±3,824 acres
PROPERTY ZONING	RU-190, Maricopa County
TAXES	\$31,566.36 (2024)
UTILITIES	Power - Electrical District #8 Gas - Southwest Gas
IRRIGATION DISTRICT	Farm is in a non-regulated groundwater basin and does not receive any surface water.

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|----------------------|---|
| FARM COMMENTS | <ul style="list-style-type: none">• Farm is subject to a long term lease with a Fortune 200, high credit tenant.• ±3,302.3 Irrigated Acres.• A top line newly installed drip irrigation system throughout the property.• Predominantly Class 3 and Class 4 Sandy Loam Soils (see map).• 11 irrigation wells and newly installed 5,600 SF drip filter stations. All wells are interconnected.• Scale, 1,200 SF mobile office, and four newly installed 26,550 SF hay barns.• 8,000 SF shop and fenced storage area. |
| LAND COMMENTS | <ul style="list-style-type: none">• 500 kV HOODOO line intersects property, providing path to export large power projects within Arizona and California/SDG&E/CAISO• Stable water, high voltage power, and freight access to large population centers creates unique industrial and commercial opportunities• 20 mi from Hwy 8, major freight corridor, may provide opportunities for heavy vehicle alternative fueling hub (hydrogen, electric vehicle chargers)• 100 mi from Metro Phoenix, one of eight chosen Department of Energy Hydrogen Hubs, receiving preferred grants and forgivable loans for green hydrogen and hydrogen fuel cell industrial projects• Southwest gas line services the area |



OFFERING GUIDELINES



DEAL STRUCTURE

- This is an all or nothing purchase. Seller will not entertain partial offers on the property.
- Due Diligence is to be completed within 50 days of opening escrow.
- Closing of escrow shall be 10 days from end of Due Diligence.
- Seller will have a prepared draft of the Purchase Sale Agreement and an ALTA survey for immediate review.

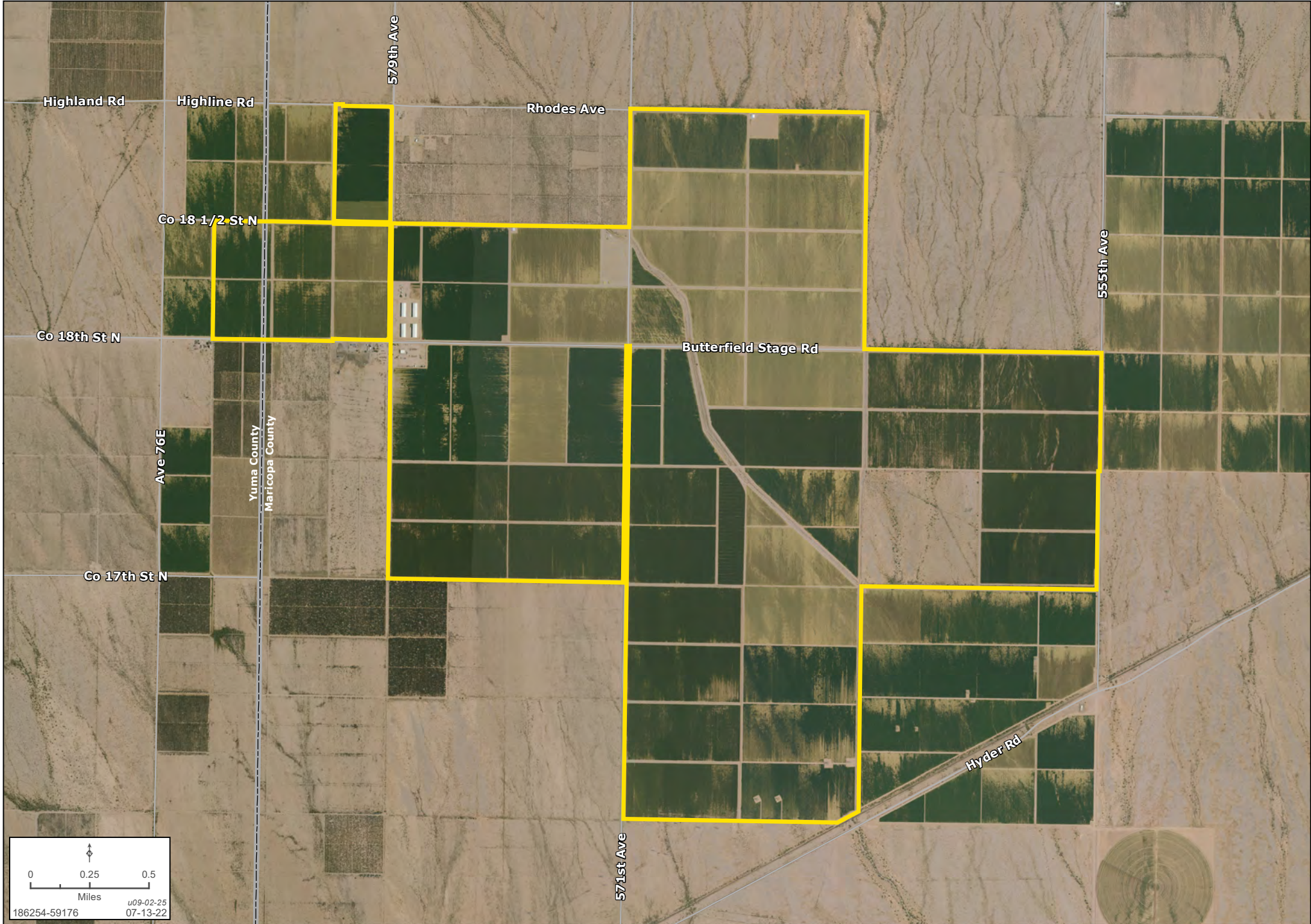


PROPERTY PHOTOS



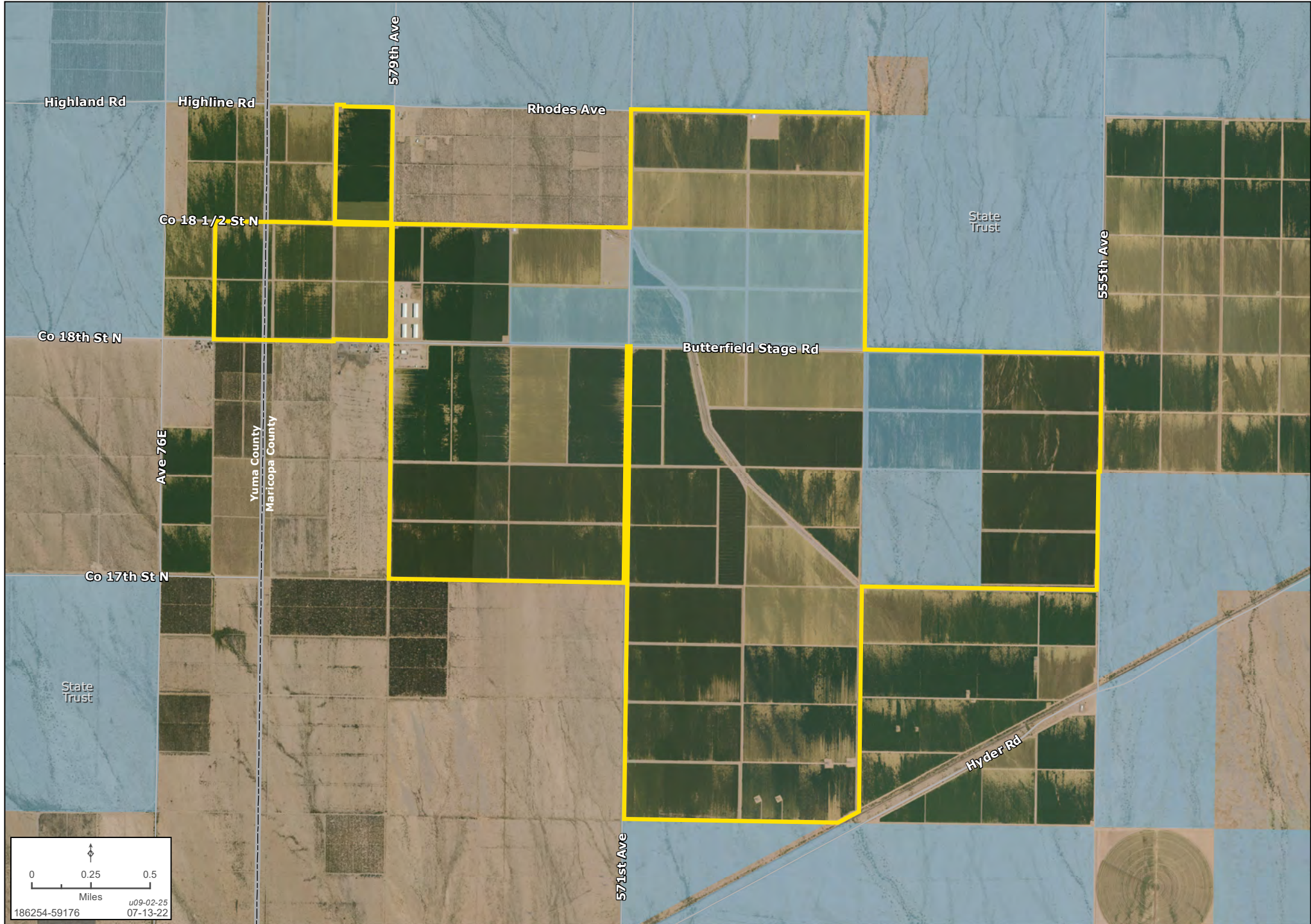
DETAIL

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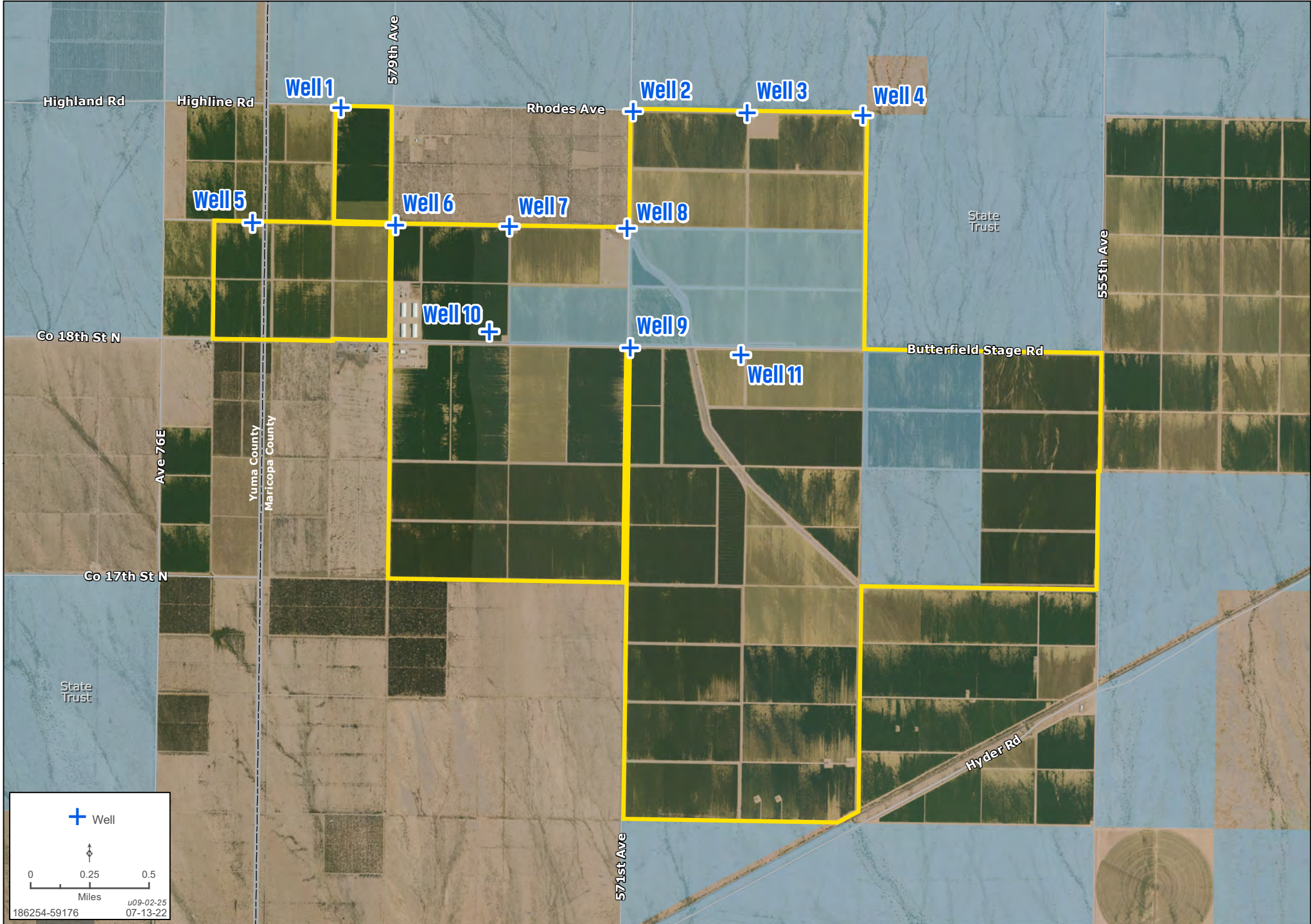
STATE LAND LEASES

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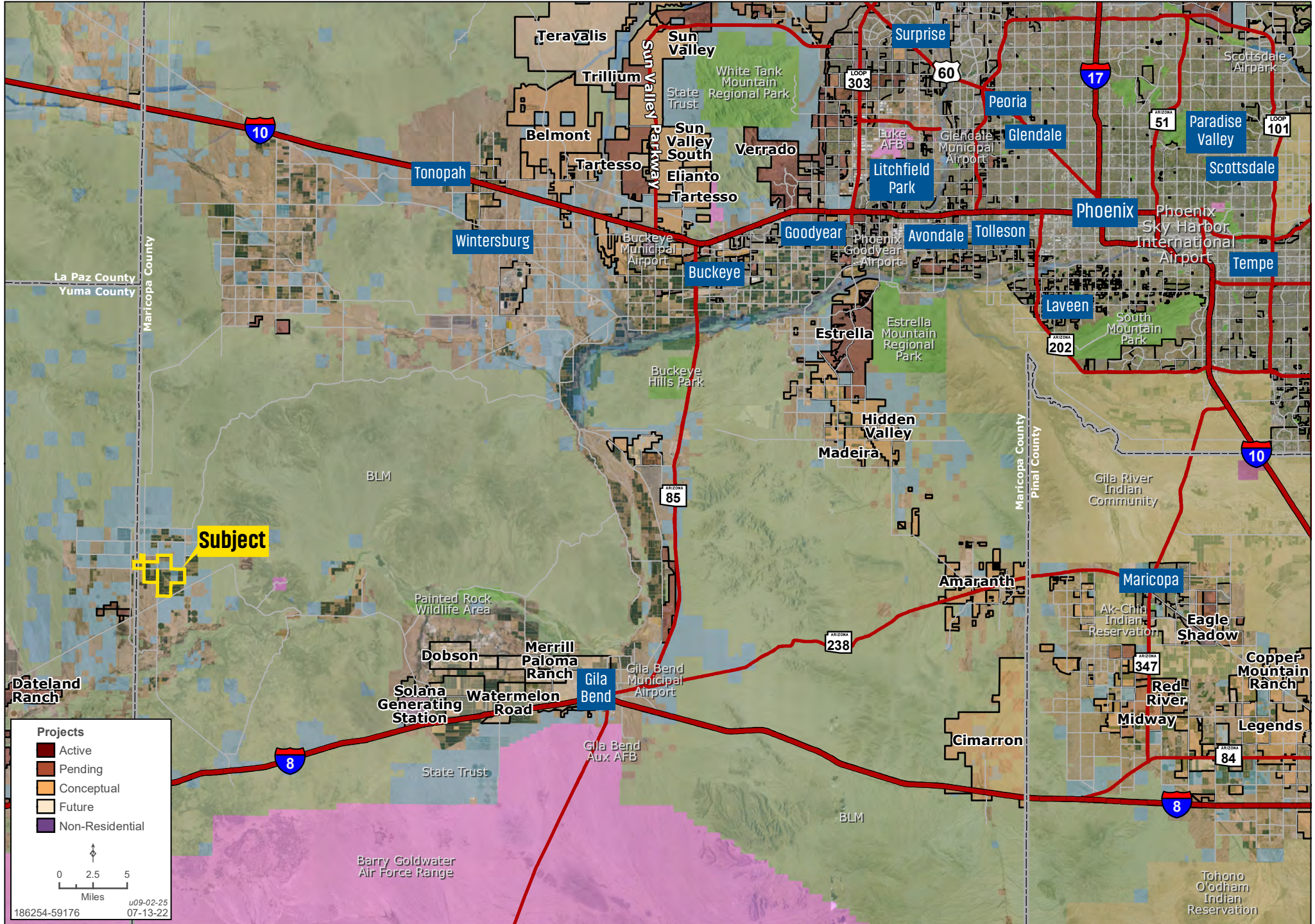
IRRIGATION WELL

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REGIONAL

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Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 2.5 5 Miles

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