

MESA DATE COMPANY FARMLAND FOR SALE

±812 ACRES



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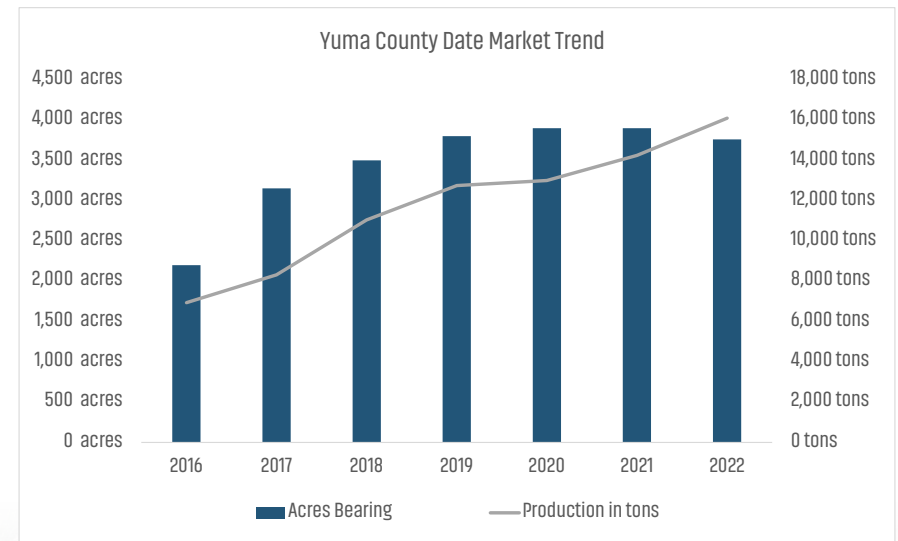
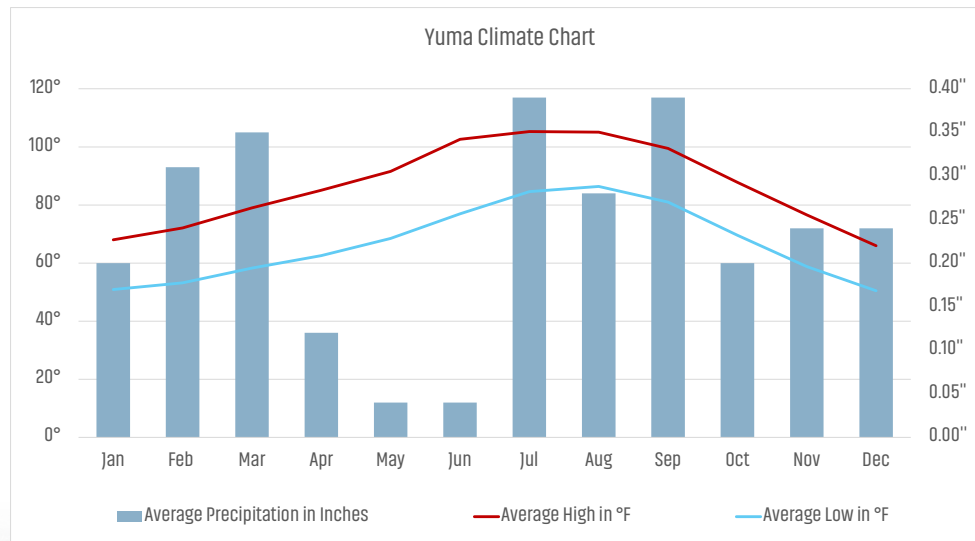
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OVERVIEW



Mesa Date Farm is a key opportunity to enter or expand into the exclusive Yuma agriculture market. With $\pm 180,000$ irrigated acres, strong CO River rights, and climate wise is one of the sunniest regions globally that enables year-round production of specialty crops, Yuma Arizona is one of the most specialized and vibrant agricultural economies in the nation.

On an annual basis, [Yuma agriculture](#) represents a \$3 billion industry with over \$1.5 billion in commodity sales, accounting for about 30% of Arizona's total agricultural cash receipts while comprising only 21% of Arizona's $\pm 872,000$ acres of irrigated farmland. Dates range from a \$70-90 million dollar industry in Yuma. Due to the region's fertile soils, yet warm and dry climate, the area is renowned for producing premium grade quality medjool dates. With around 4,800 planted acres of dates in the area (including ± 500 acres in Bard), the Mesa Date Farm accounts for $\pm 10\%$ of the Yuma date market.



Source: [quickstats.nass.usda.gov](#)

EXECUTIVE SUMMARY



LOCATION

Majority of farm located in Wellton | Smaller orchards premised around the Yuma Valley

ACRES TAXES PARCELS ZONING

RANCH	ACRES	2023 TAXES	PARCELS	ZONING
Coyote Wash	615.61	\$13,579.68	200-13-001; 200-14-006; 200-13-016; 200-13-015	AG
Algodones	50.13	\$257.32	179-33-001; 179-33-002	RA-40
Barkley	90.81	\$2,155.92	211-22-005; 211-22-004	RA-10
San Luis	55.36	\$1,342.04	211-22-005; 211-22-004	RA-10
TOTAL	811.91	\$17,334.96		

UTILITIES

Electricity: WMIDD (Coyote Wash) | APS for Remainder of Farm
Gas: Southwest Gas Company

PRICE

Submit

IRRIGATION

- 100% Drip Irrigation in Orchards
- Groundwater
 - Coyote Wash | 6 wells
 - Algodones | 2 wells (1 is a backup)
- Surface Water
 - Barkley 90
 - San Luis Farm

PLANTINGS

RANCH	# OF TREES	AGE RANGE	ACRES
Coyote Wash Medjools	15,496	7-10 Years Old	298.00
Coyote Wash Open Cropland			290.00
Algodones Medjools	2,600	15 & 17 Years Old	50.00
Barkley 90 Medjools	4,524	14-16 Years Old	87.00
San Luis Medjools	2,184	12 & 15 Years Old	42.00
Grand Total	24,804	7-17 Years Old	767.00

PROPERTY HIGHLIGHTS

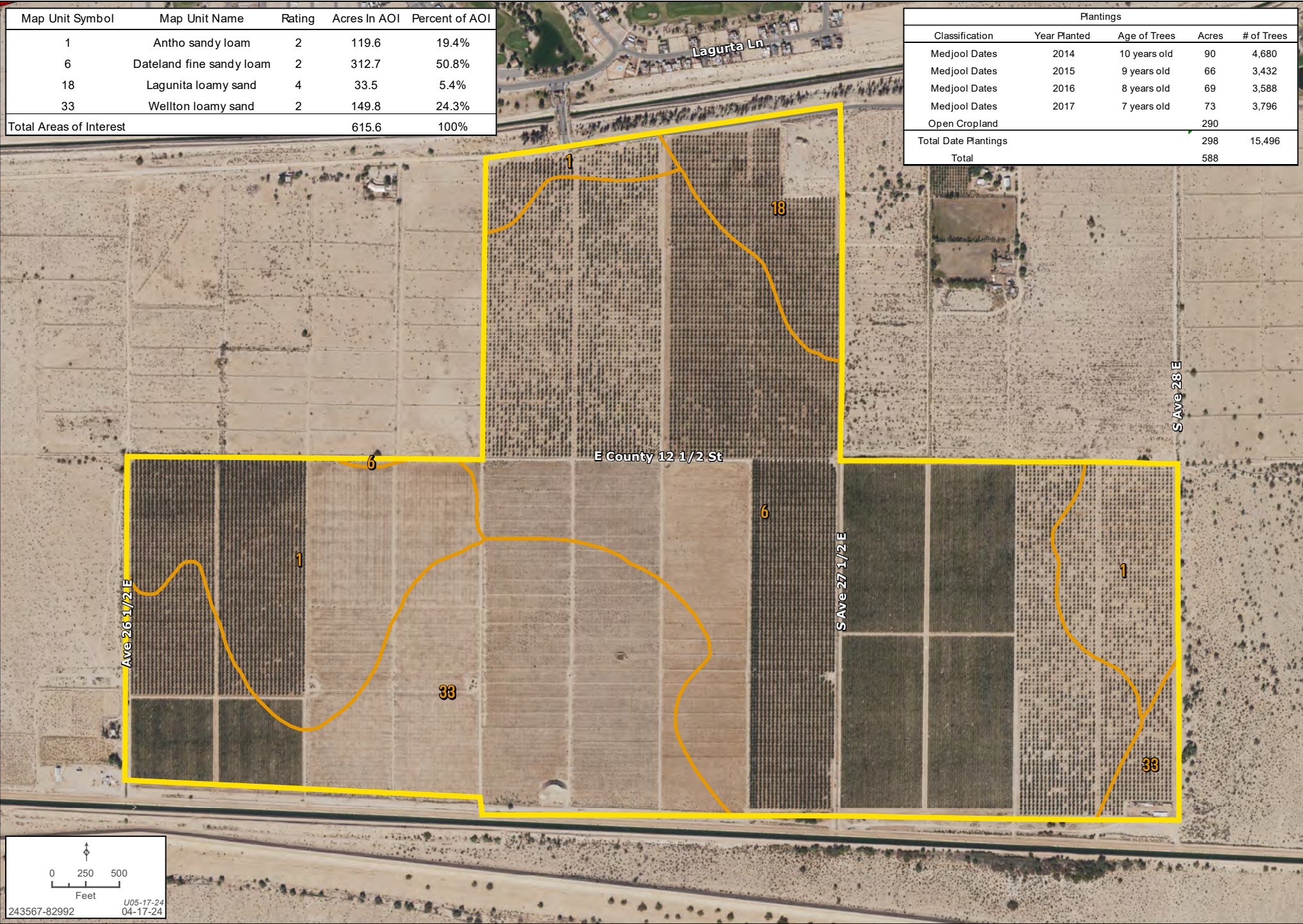
- San Luis Farm and Coyote Wash Farm are adjacent to residential development
- Dates are all in production, age ranging from 7-17 years
- 100% of dates are organic
- Ample water
- Over \$1 million in date equipment included:
 - bags
 - bins
 - etc.

COYOTE WASH FARM IMAGES



COYOTE WASH DETAIL MAP

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BARKLEY 90 AND SAN LUIS FARM

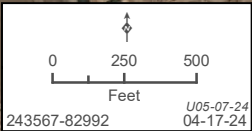
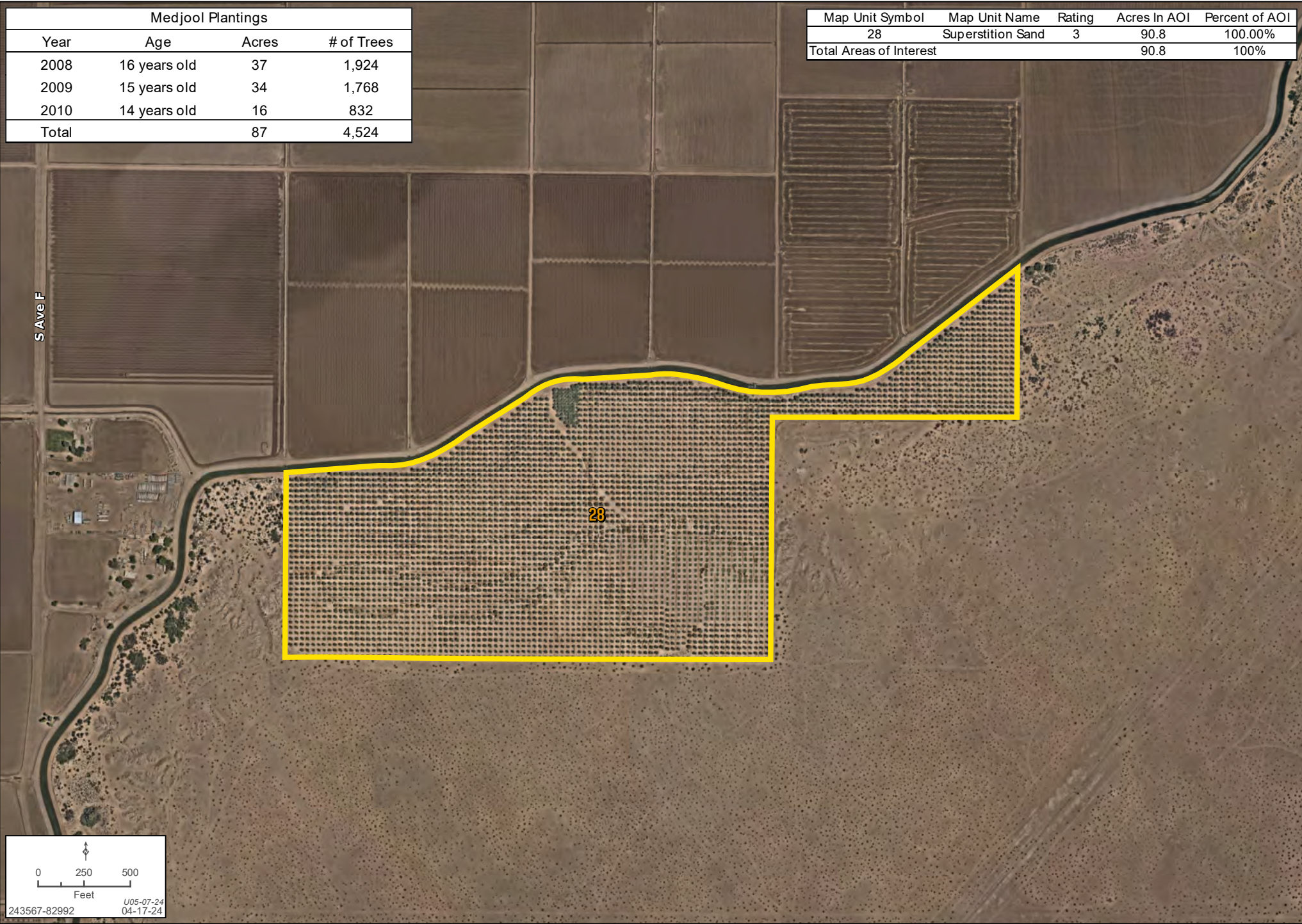


BARKLEY 90 DETAIL MAP

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Medjool Plantings			
Year	Age	Acres	# of Trees
2008	16 years old	37	1,924
2009	15 years old	34	1,768
2010	14 years old	16	832
Total		87	4,524

Map Unit Symbol	Map Unit Name	Rating	Acres In AOI	Percent of AOI
28	Superstition Sand	3	90.8	100.00%
Total Areas of Interest			90.8	100%

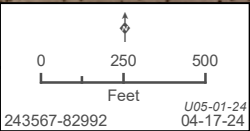
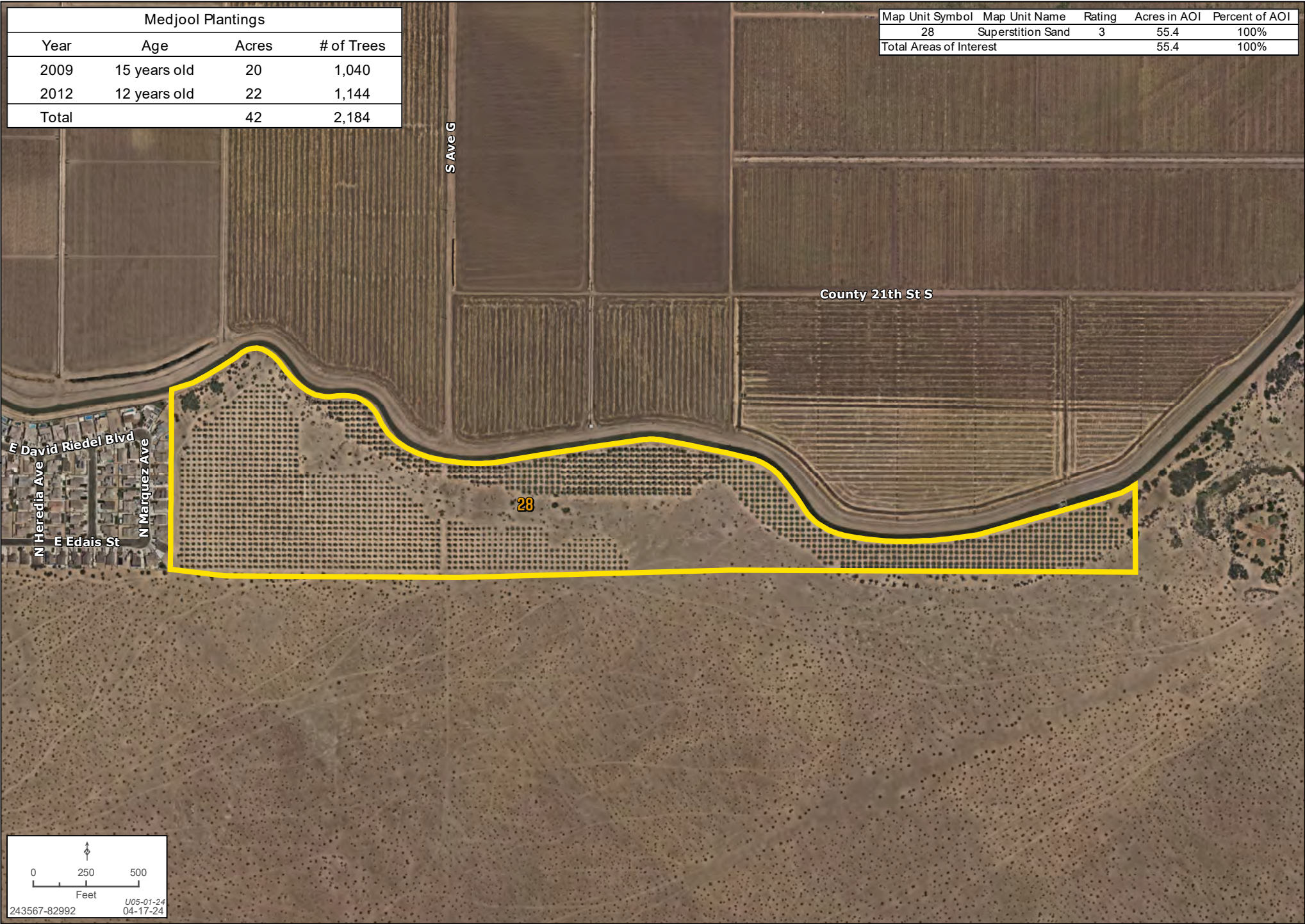


SAN LUIS DETAIL MAP

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Medjool Plantings			
Year	Age	Acres	# of Trees
2009	15 years old	20	1,040
2012	12 years old	22	1,144
Total		42	2,184

Map Unit Symbol	Map Unit Name	Rating	Acres in AOI	Percent of AOI
28	Superstition Sand	3	55.4	100%
Total Areas of Interest			55.4	100%

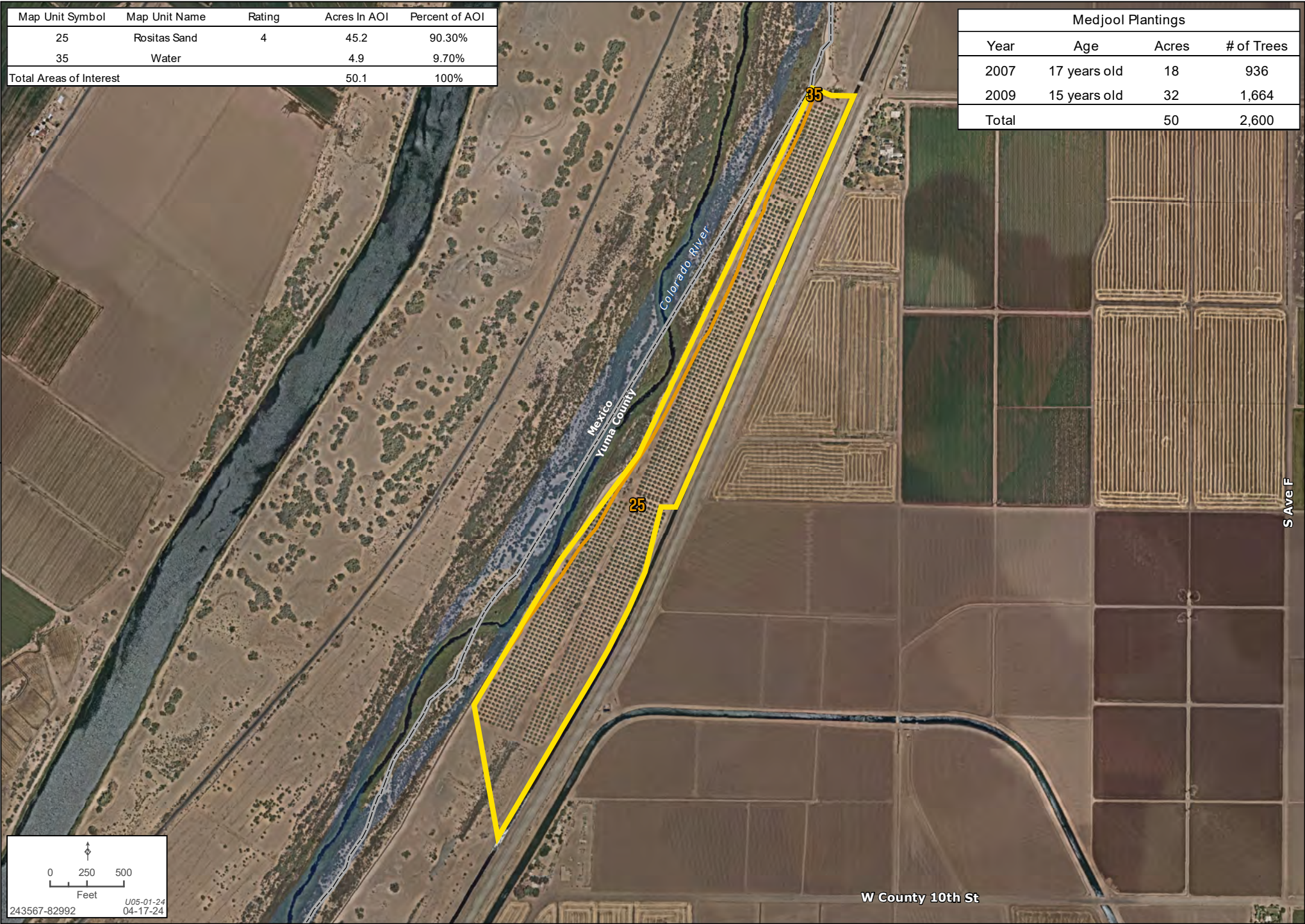


ALGODONES DETAIL MAP

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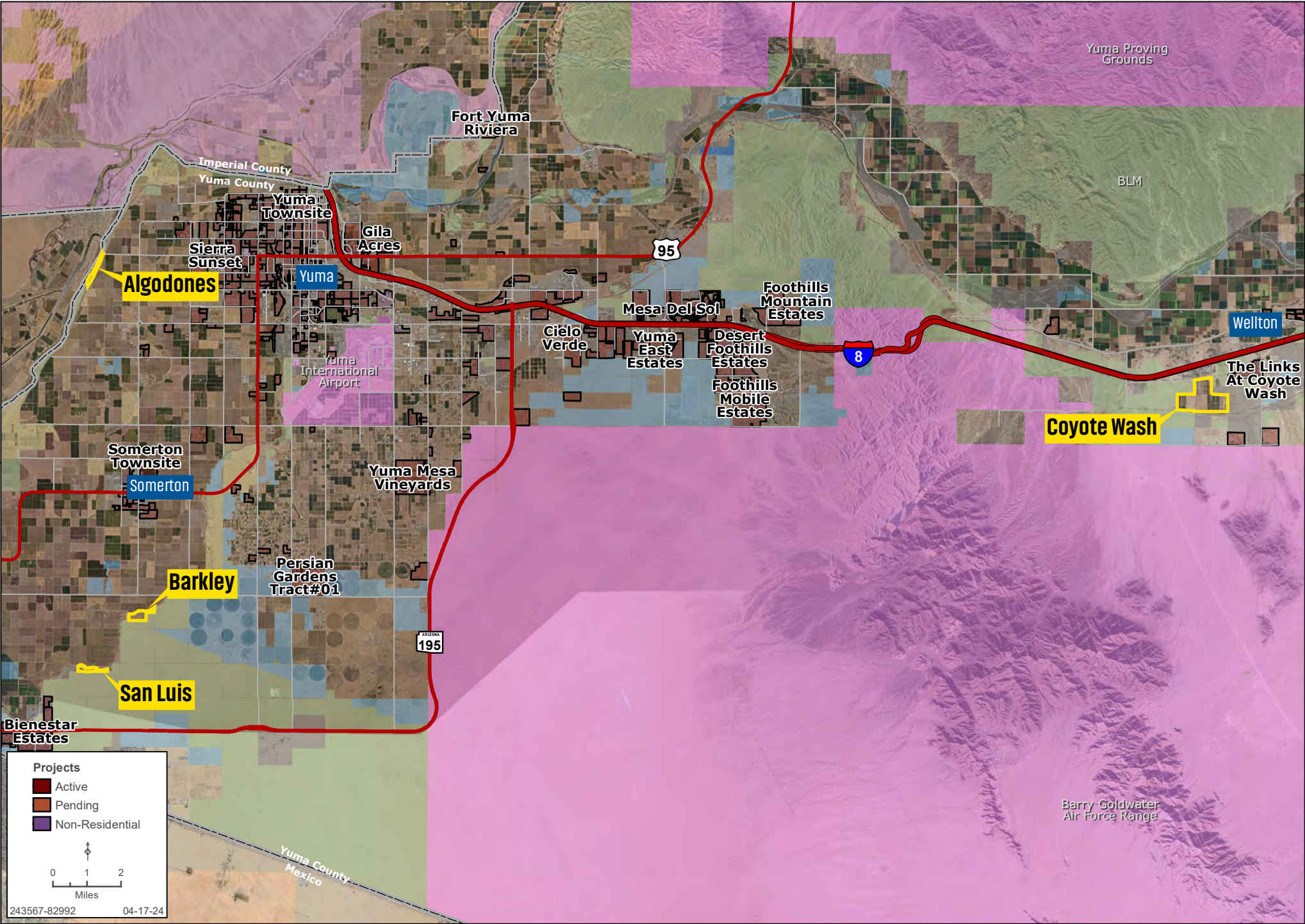
Map Unit Symbol	Map Unit Name	Rating	Acres In AOI	Percent of AOI
25	Rositas Sand	4	45.2	90.30%
35	Water		4.9	9.70%
Total Areas of Interest			50.1	100%

Medjool Plantings			
Year	Age	Acres	# of Trees
2007	17 years old	18	936
2009	15 years old	32	1,664
Total		50	2,600



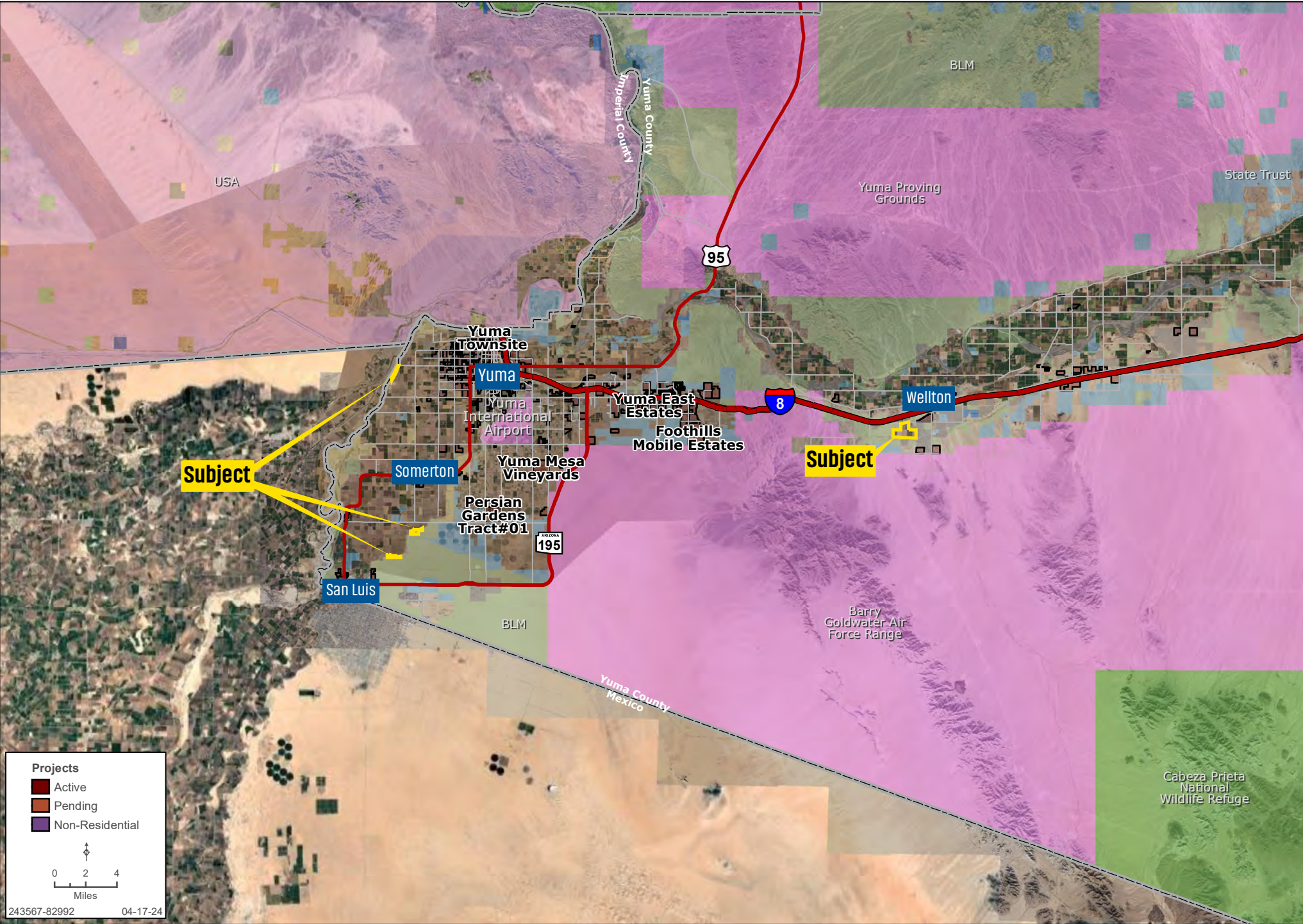
AREA MAP

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REGIONAL MAP

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