

SPOT ROAD FARM

±3,260 GROSS ACRES | DATELAND, ARIZONA



CONTACT FOR MORE INFORMATION

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OVERVIEW



Spot Road Farm - Large Farmland Investment Opportunity in Arizona

Strategically located between Phoenix and Yuma, two major agricultural and commercial hubs, Spot Road Farm is a rare opportunity for large-scale farmland investment in the western United States.



Location & Growing Conditions

Spot Road Farm 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

- Lease in place with a local multi-generational farm tenant.
- 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 Spot Road Farm?

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



PROPERTY DETAILS



PRICE \$27,250,000

LOCATION Located south of the southeast corner of I-8 and Ave 75 E in Dateland, Arizona

SIZE Fee Simple: $\pm 1,907.5$ gross acres
State Land Trust: $\pm 1,352.5$ acres
Irrigated Acres: $\pm 3,027$ acres
Total Acres: $\pm 3,260$ acres

PARCELS Parcels: 17828001, 17827001, 17826801, 17835001, 17836001, 17836003, 17836002
State Land Lease: 001-002230, 001-001945

TAXES \$34,427.40 (2025)

UTILITIES Power – Electrical District #8

IRRIGATION DISTRICT Farm is in a non-regulated groundwater basin and does not receive any surface water.

FARM COMMENTS

- Zimmatic sprinkler pivots on state lease land.
- Significant investment in sub-merged drip irrigation system.
- Subject to lease to a hay and forage farming operation.
- 5 haybarns, shop and equipment yard, and a modular office are additional improvements to the property
- Sand media and screen filters at each well station



PROPERTY PHOTOS

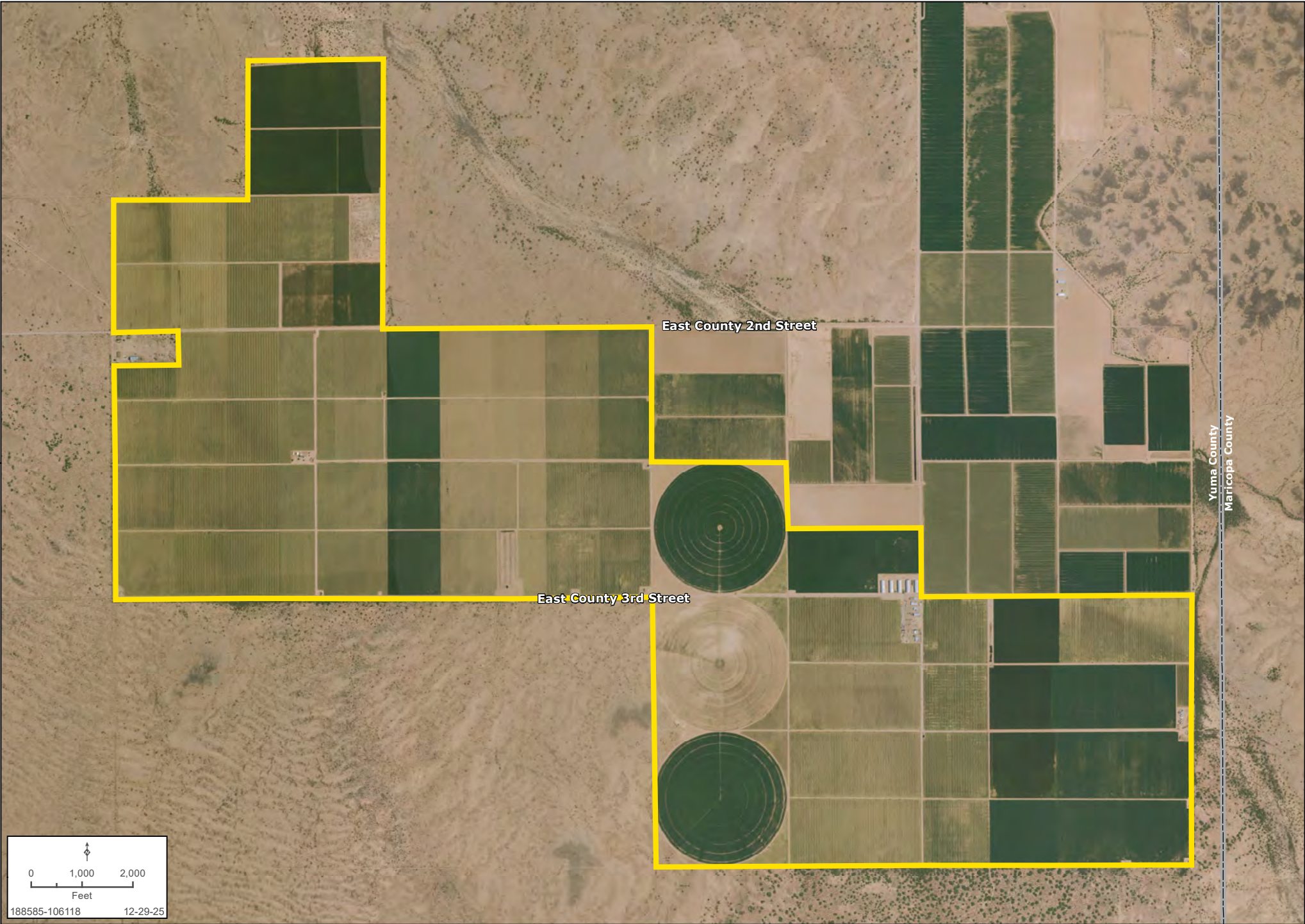


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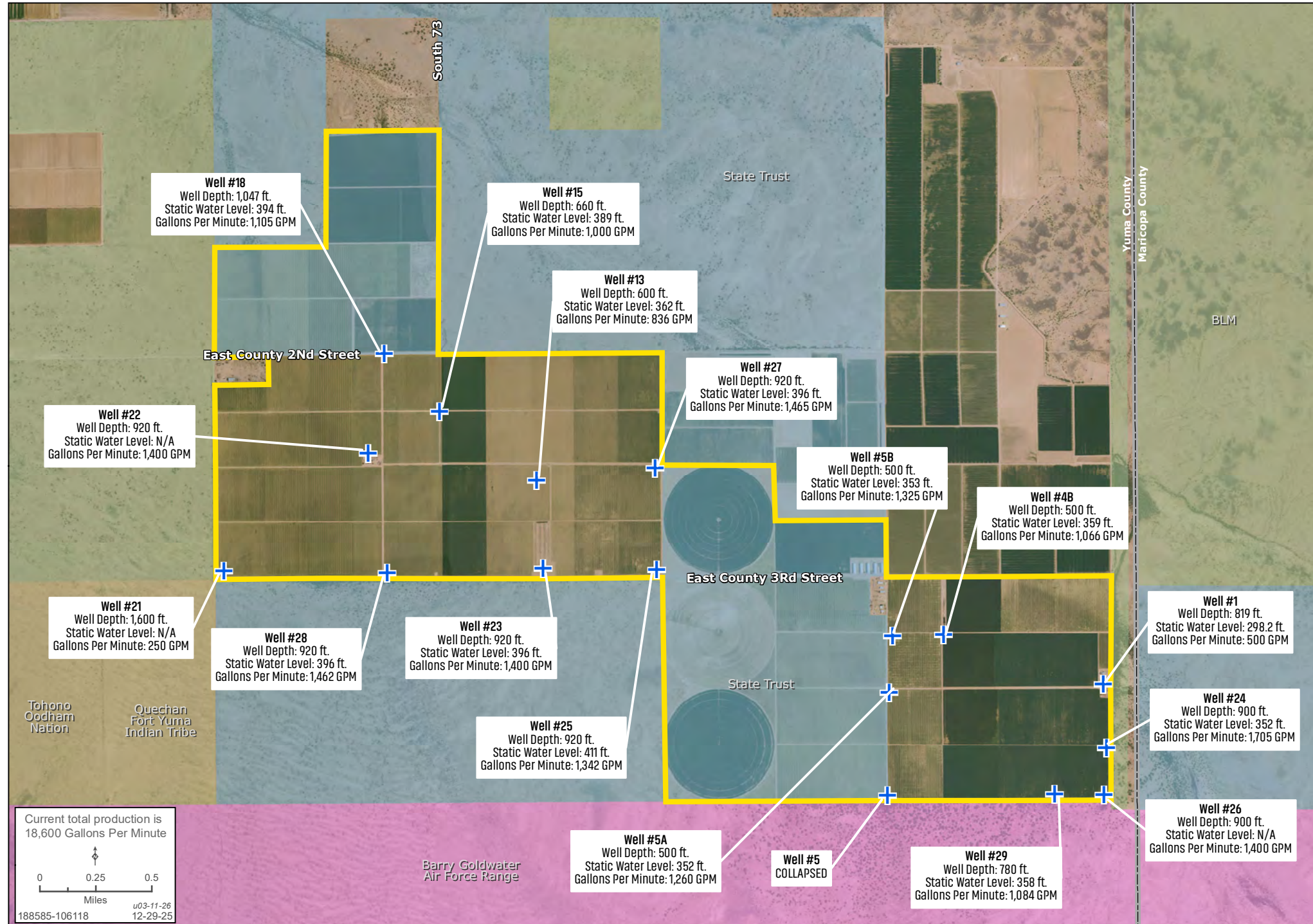


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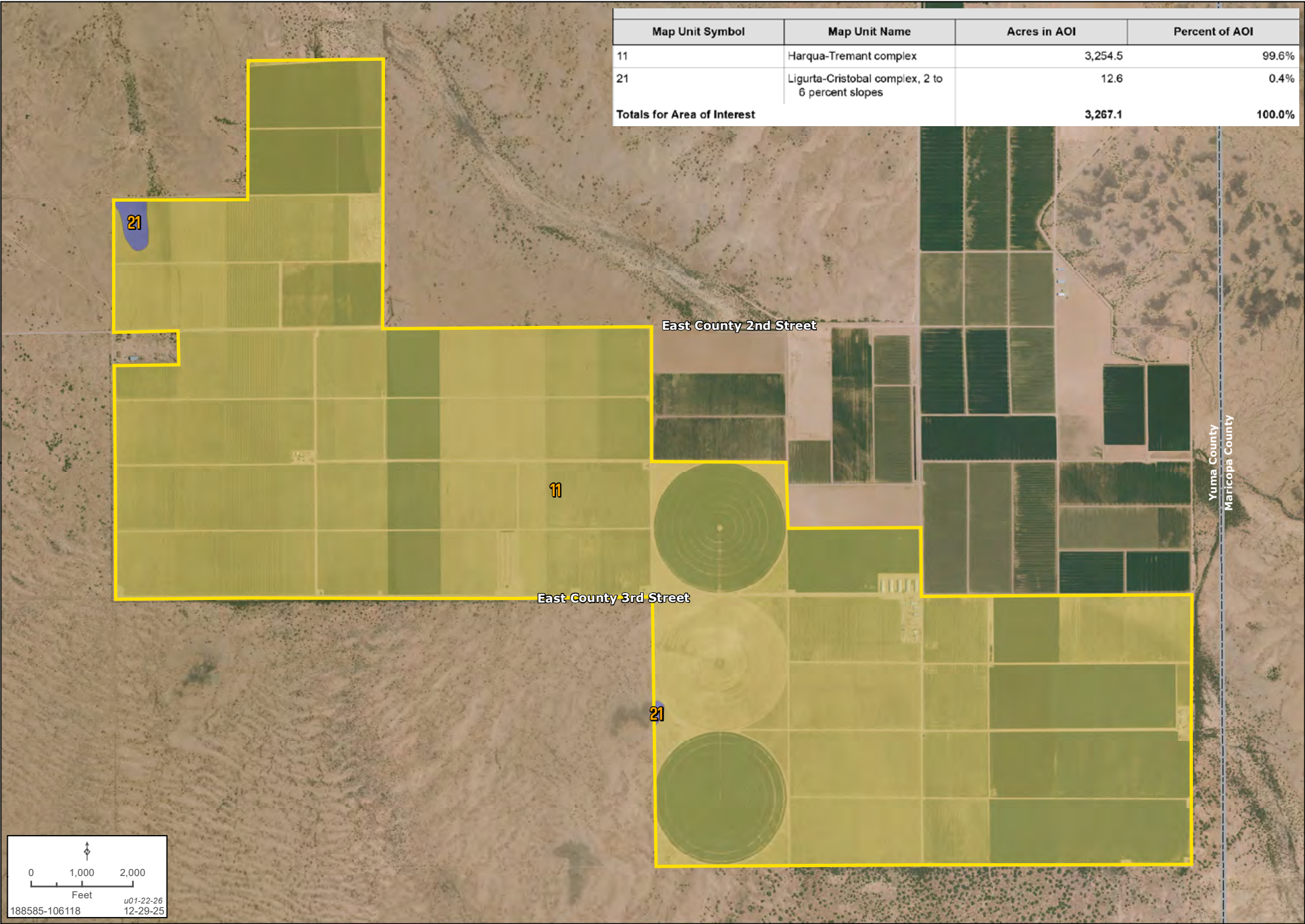
WELLS | 17 TOTAL

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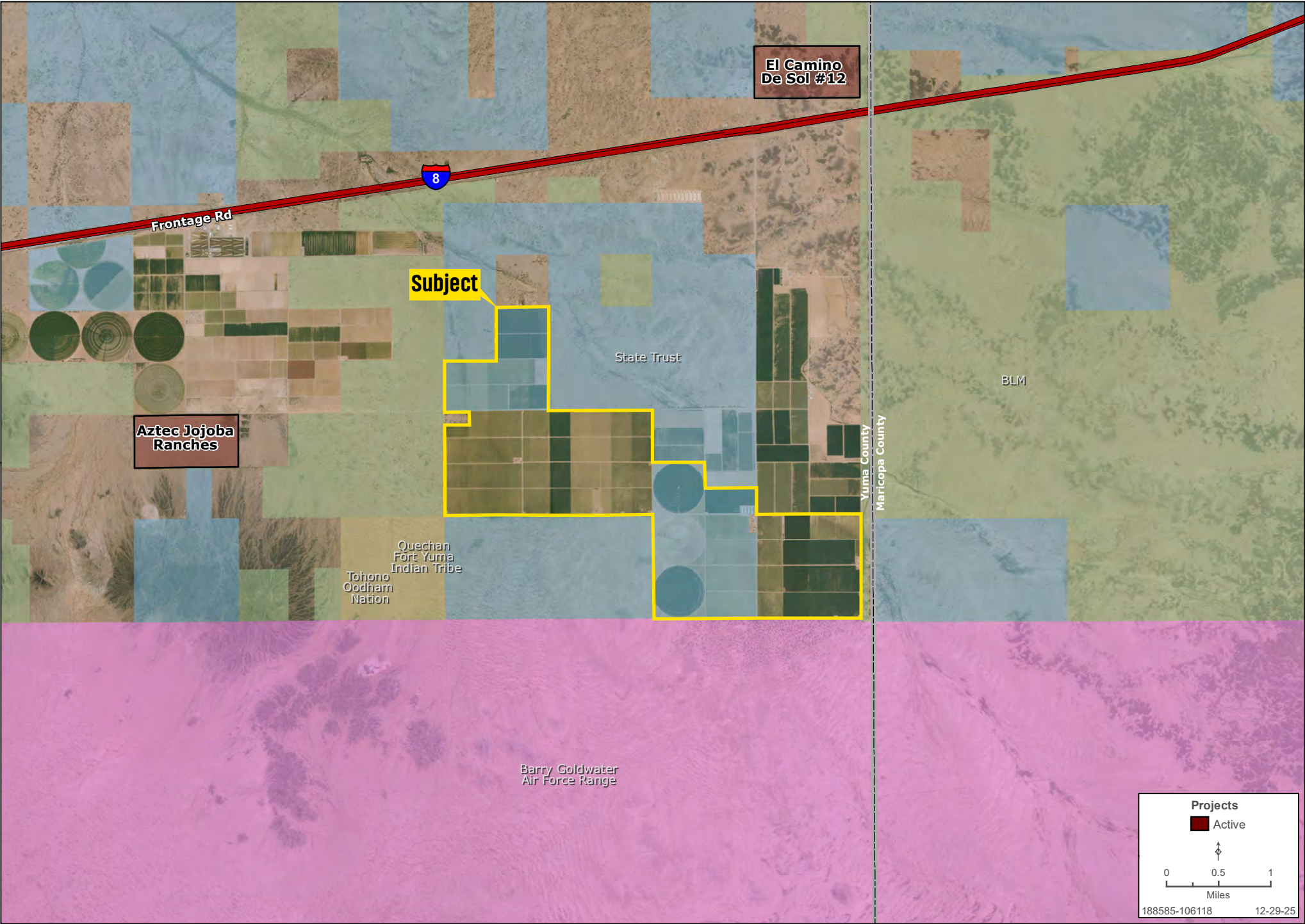
SOIL

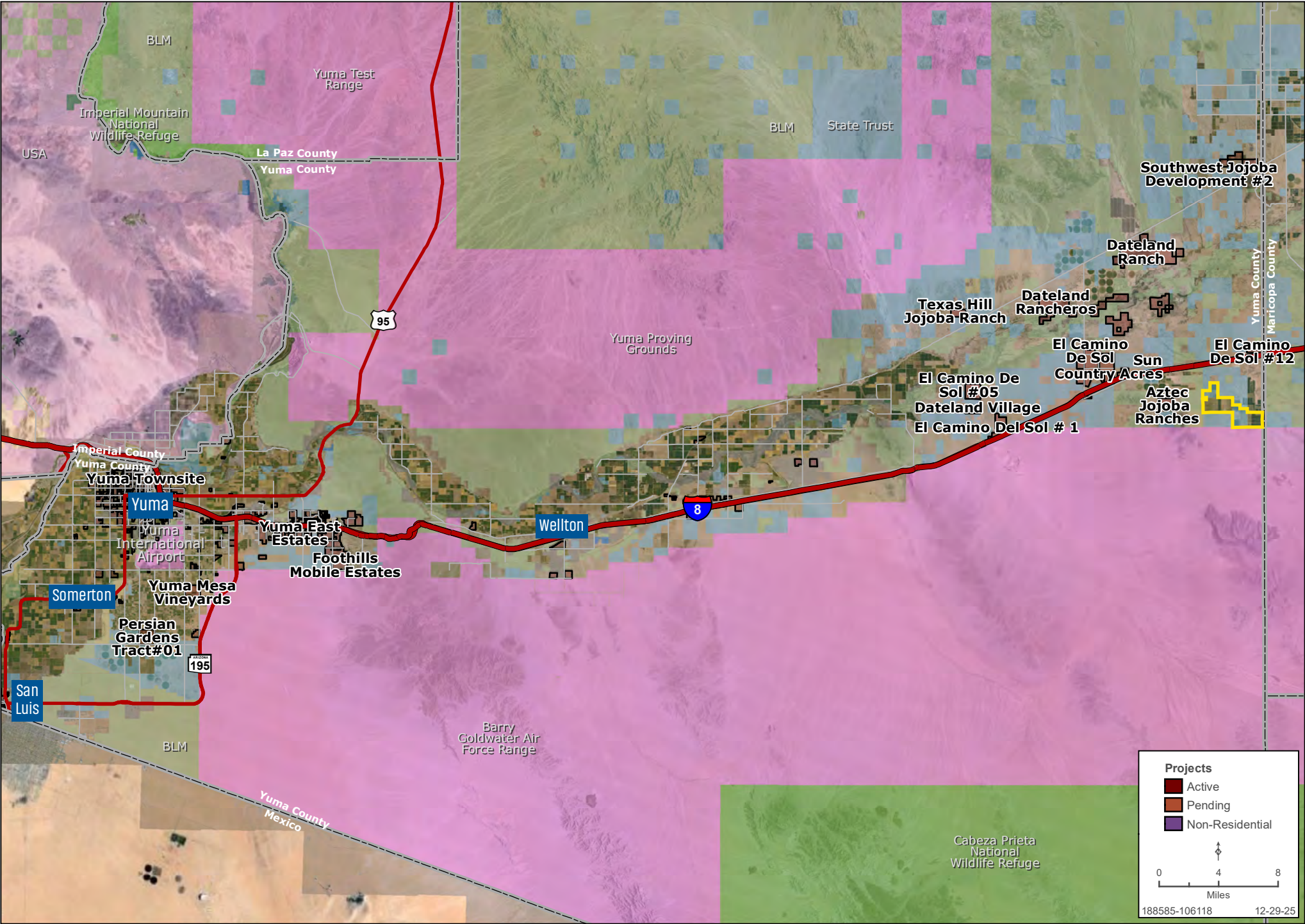
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AREA

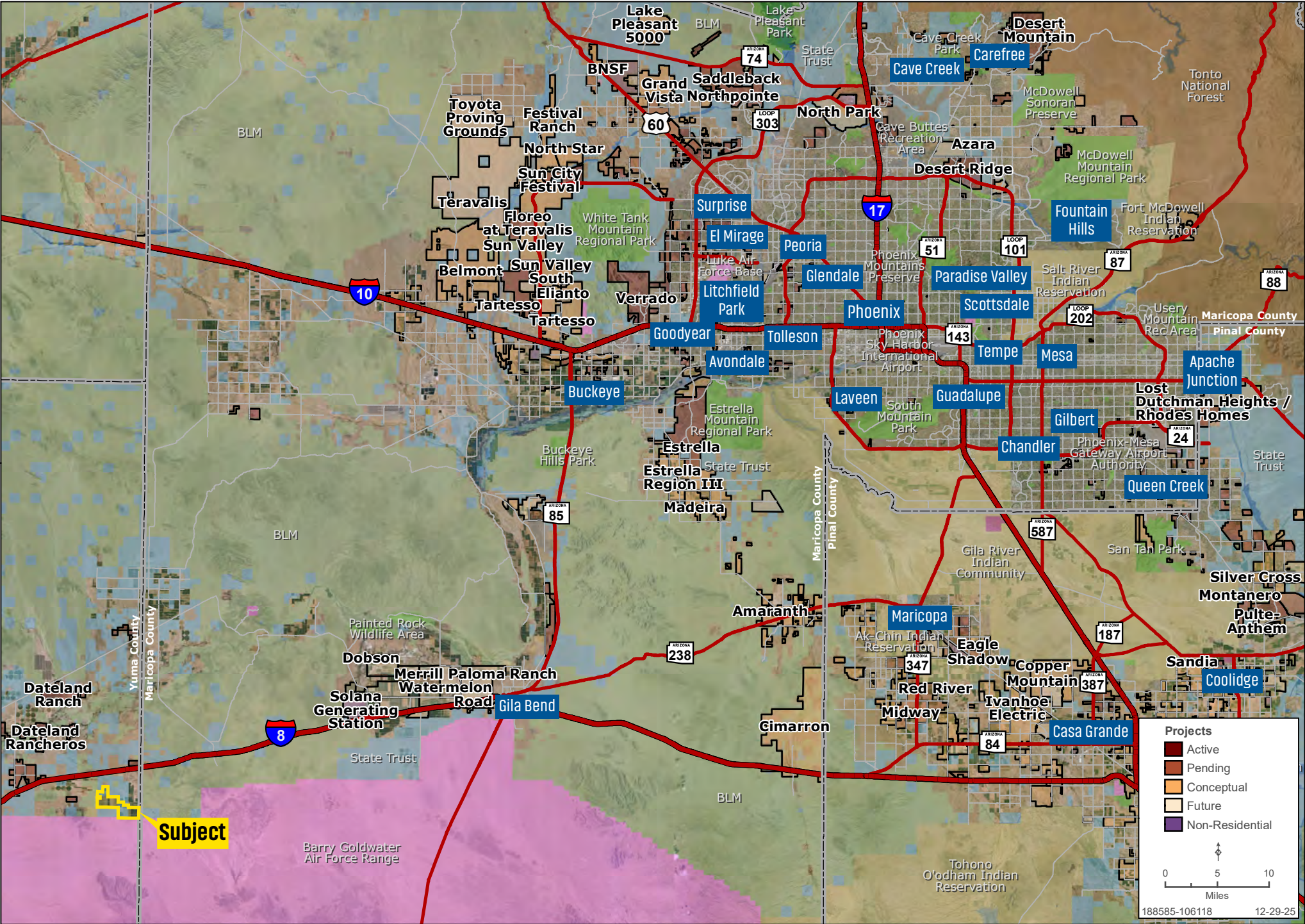
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REGIONAL

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