

Southwestern Ag Services, LLC

PO Box 1857

Higley Arizona, 85236

(480) 539-2671 phone (480)507-4731 fax 602-617-4510 cell

ARLINGTON FARM

Location & Access

The farm is located on the southwest of Buckeye Arizona within the Arlington Canal service area. The property is entirely south of the Arlington Canal east off of South 319th Ave.

Land Tenure

166.206 +/- gross deeded acres per county assessor records

Legal Description

Portions of Sections 23 and 26 Township 1 South and Range 5 West, Maricopa County Arizona

Maricopa County Assessor Parcel Numbers

- 401-33-017A 74.04 AC,
- 401-31-003H 9.60 AC,
- 401-33-016 77.00 AC
- 401-31-003G 5.57AC

Property Description

The property is primarily irrigated farmland currently in alfalfa fields rented to a local farmer. A portion of the property is native desert consisting of thick mesquite and tamarisk brush. The property is served by the e Arlington Canal which adjoins the property. There are no buildings.

Water

Irrigation water is supplied by the Arlington Canal Company and has Grandfathered water rights on file with the Arizona Department of Water Resources (ADWR)

Soils

The soil types are considered suitable for farming as the property is currently and has historically been utilized for standard field crops such as cotton, various grains, alfalfa and other hay crops. The Natural Resource Conservation Service (NRCS) has surveyed the area for soils (See attached Map)

Zoning

The property is located in an unincorporated area of Maricopa County and is currently designated as R-43 which is a rural agricultural designation with a minimum lot size of one acre.

Property Taxes

2018 \$2,073.78

Disclosure:

One of the Owners is an Arizona Licensed Real-estate Agent.

Price

\$1,700,000.00 – Cash

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Grain field



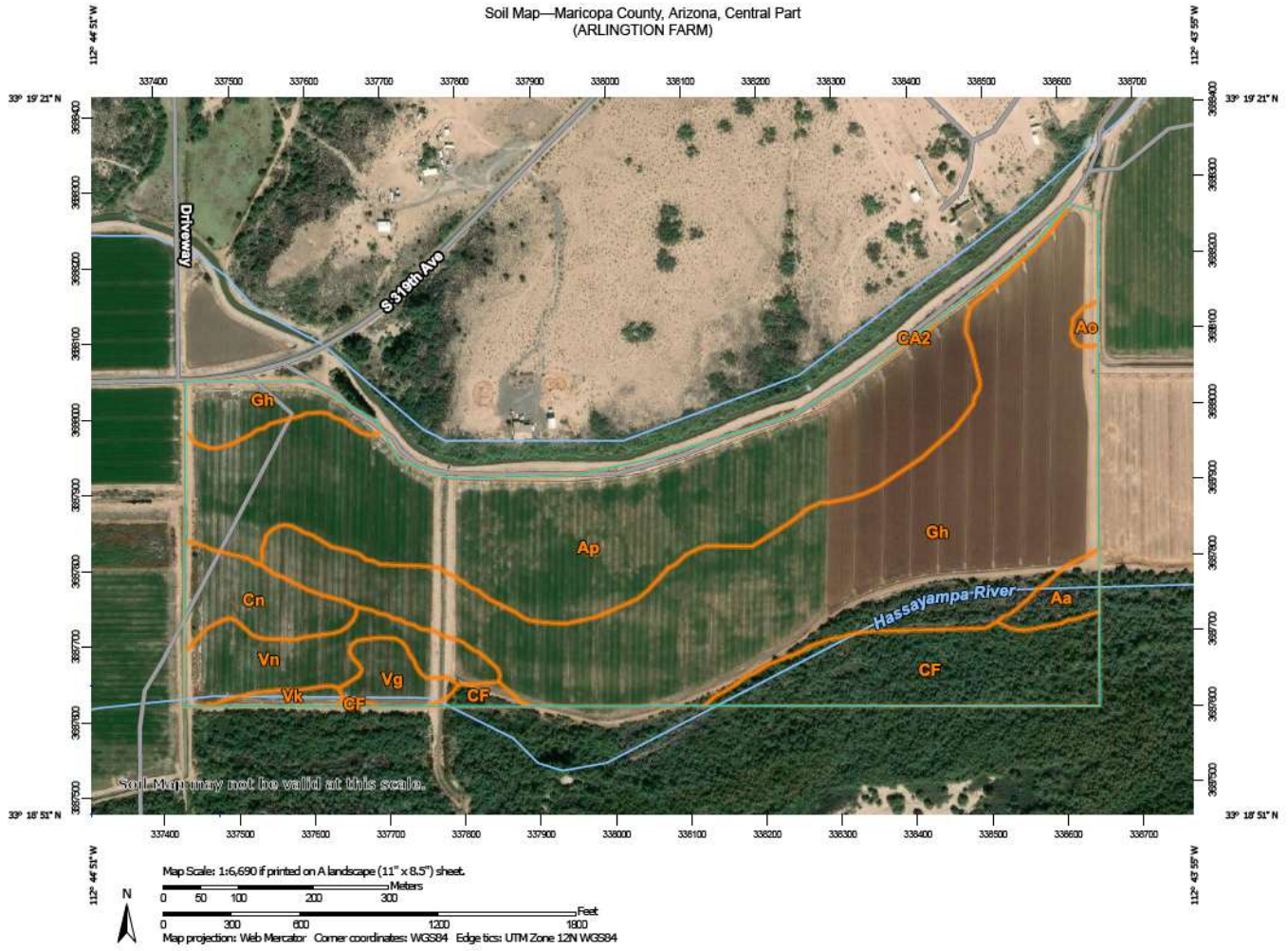
Grain field

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USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/9/2019
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aa	Aguait loam	1.8	1.4%
Ao	Avondale clay loam	0.4	0.3%
Ap	Avondale clay loam, saline-alkali	41.3	33.2%
CA2	Calciorthids and Torriorthents, eroded	0.0	0.0%
CF	Carrizo and Brios soils	12.0	9.6%
Cn	Cashion clay, saline-alkali	4.5	3.7%
Gh	Gilman loam, saline-alkali	54.6	43.9%
Vg	Vint loamy fine sand	2.2	1.8%
Vk	Vint loam	0.8	0.7%
Vn	Vint clay loam	6.6	5.3%
Totals for Area of Interest		124.4	100.0%

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Soil Map—Maricopa County, Arizona, Central Part
(ARLINGTON FARM)

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Very Stony Spot
 Soil Map Unit Points	 Wet Spot
 Special Point Features	 Other
 Blowout	 Special Line Features
 Borrow Pit	Water Features
 Clay Spot	 Streams and Canals
 Closed Depression	Transportation
 Gravel Pit	 Rails
 Gravelly Spot	 Interstate Highways
 Landfill	 US Routes
 Lava Flow	 Major Roads
 Marsh or swamp	 Local Roads
 Mine or Quarry	Background
 Miscellaneous Water	 Aerial Photography
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: www.nrcs.usda.gov/wss
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Maricopa County, Arizona, Central Part
Survey Area Data: Version 12, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 28, 2017—Oct 14, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.