

Southwestern Ag Services, LLC

PO Box 1857

Higley Arizona, 85236

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

AUCTION NO RESERVE

January 9, 2019

DATE FARM, COMMERCIAL PROPERTY

Property Specifications For Dateland Property

County: Yuma , AZ **Address:** 1737 Avenue 64 E **City:** Dateland **State:** Arizona

248.9 Acres in 4 separate Tracts, as follows:

**Tract 1: 9.1+- acres including 2,400 +- Square foot commercial building including 22 paved parking spaces. Zoning C2
APN # 177-19-022**

**Tract 2: 38 acres +- including 22+- acres Date Farm and 16 +-acres of Desert. Zoning C2. APN #'s 177-19-018, 004, 006,
& 007 with Shared Irrigation well.**

Tract 3: 176 +- acres desert with frontage on Interstate 8 and Frontage road. APN #'s 176-25-001, & 176-24-005

**Tract 4: 25.8+- acres Arizona State Land Department Commercial Lease #03-116681 Including a 857 +- Square Foot building
Mobile home and storage buildings. APN # 176-24-002.**

Price: Sale to the Highest Bidder

Directions: Interstate 8, on South Avenue 64 E, about 75 miles east of Yuma AZ, & 111 Miles west of Casa Grande Az.

TERMS

Selling the legal description – not acres- with no contingencies. all offers are subject to Sellers approval of a legal and binding contract(s) for sale.

Review and acknowledgement of terms included in Buyers Package on or before the DAY of the Auction.

An earnest money payment of 10% of the total bid price is due from the successful bidder payable to Security Title Company on the day of the Auction.

Close of escrow on or before 12 noon on March 15, 2019

Taxes, Utilities, and Lease payments to be prorated thru close of escrow.

Sellers and Buyers will each pay one-half cost of title insurance.

All property is sold on with no warranties or guarantees, either expressed or implied, by the Seller or Southwestern Ag Services, LLC.

Possession upon close of escrow.

Agency disclosure:

Southwestern Ag Services, LLC is agent of the Seller. If a purchaser desires representation, legal counsel is advised.

Sellers Contact Information

W.D. McKeon Associate Southwestern Ag Services Cell (602)-617-4510, Office (480)539-2671

wdmckeon@swaservices.com or wdmckeonjr@hotmail.com www.swaservices.com

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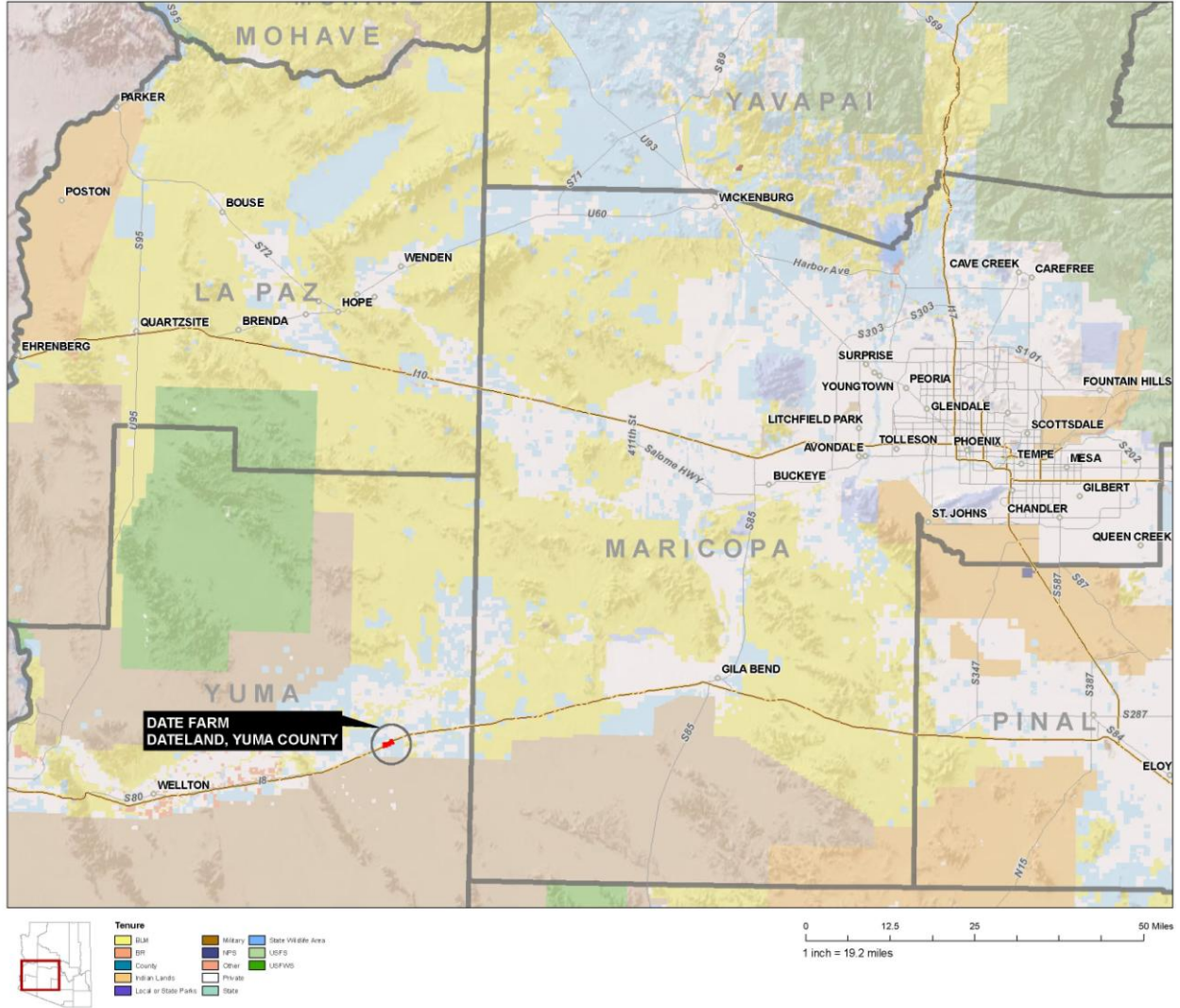
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Location Map



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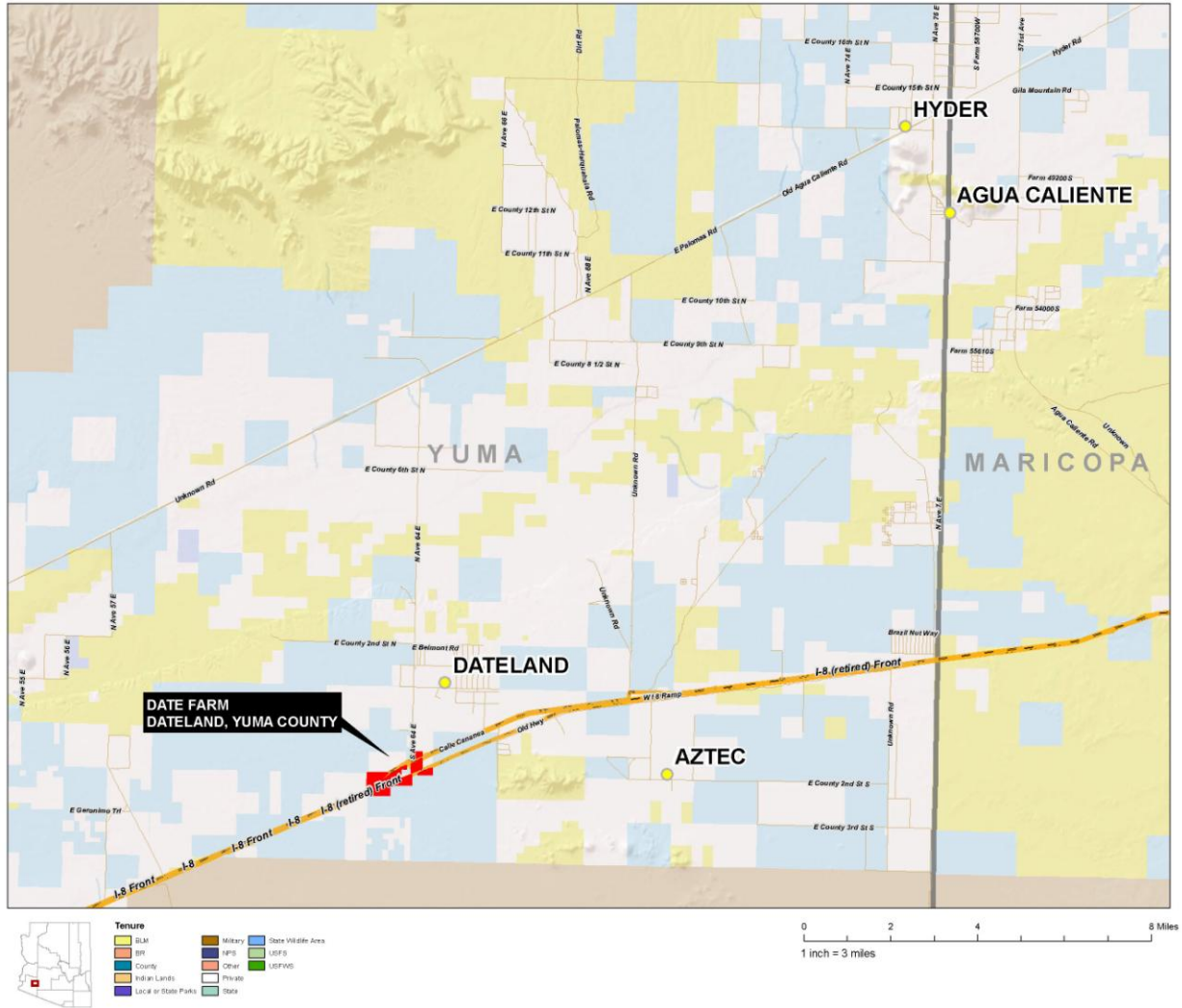
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Neighborhood Map



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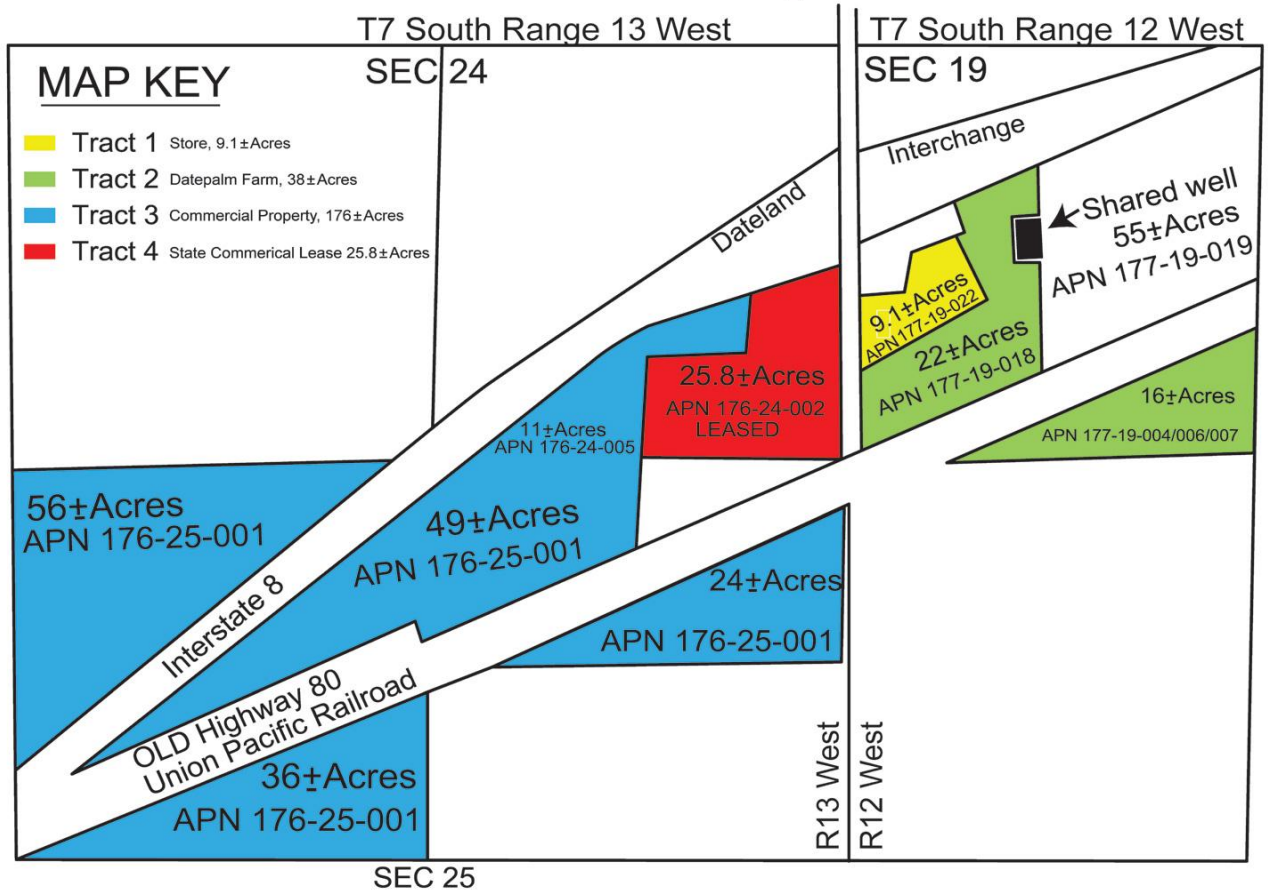
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Auction - Tract Map -



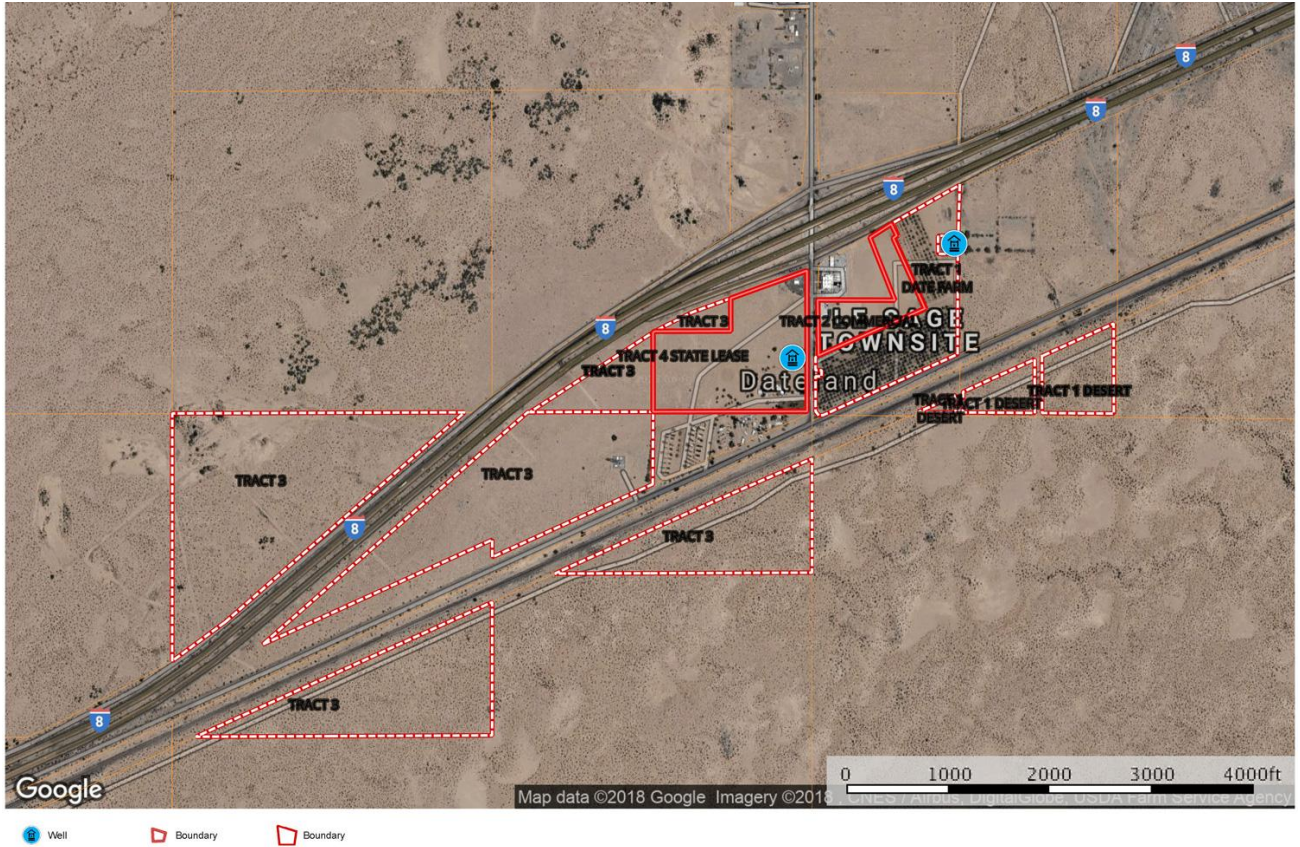
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