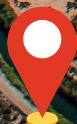


SUN VALLEY RANCH

"Where You Need to Grow"

Scan for Farm Overview Video:



Located in Yuma County, Arizona

SUN VALLEY RANCH OVERVIEW



Approximately
 $\pm 1,038$ Acres of
Farmable Land

On Site Shop, Office,
& Sprinkler Yard



$\pm 1,150$ Acres (YID)
 ± 80 Acres (YID Allotment)
= $\pm 1,130.85$ Total Water Acres

$\pm 1,135$ Leased Acres

*BUYER TO VERIFY TOTAL ACREAGE



Two Wells Used
for De-Watering

Yuma Irrigation District
(South Gila)



Call For Pricing

BY APPOINTMENT ONLY. DO NOT ENTER PROPERTY

A.T. PANCRAZI™



Patrick K. Hodges

c: (928) 920-7118

o: (928) 782-0000

pat@pancrazi.com



INCREDIBLE LOCATION!



SUN VALLEY RANCH
YUMA, ARIZONA

A.T. PANCRAZI



Patrick K. Hodges

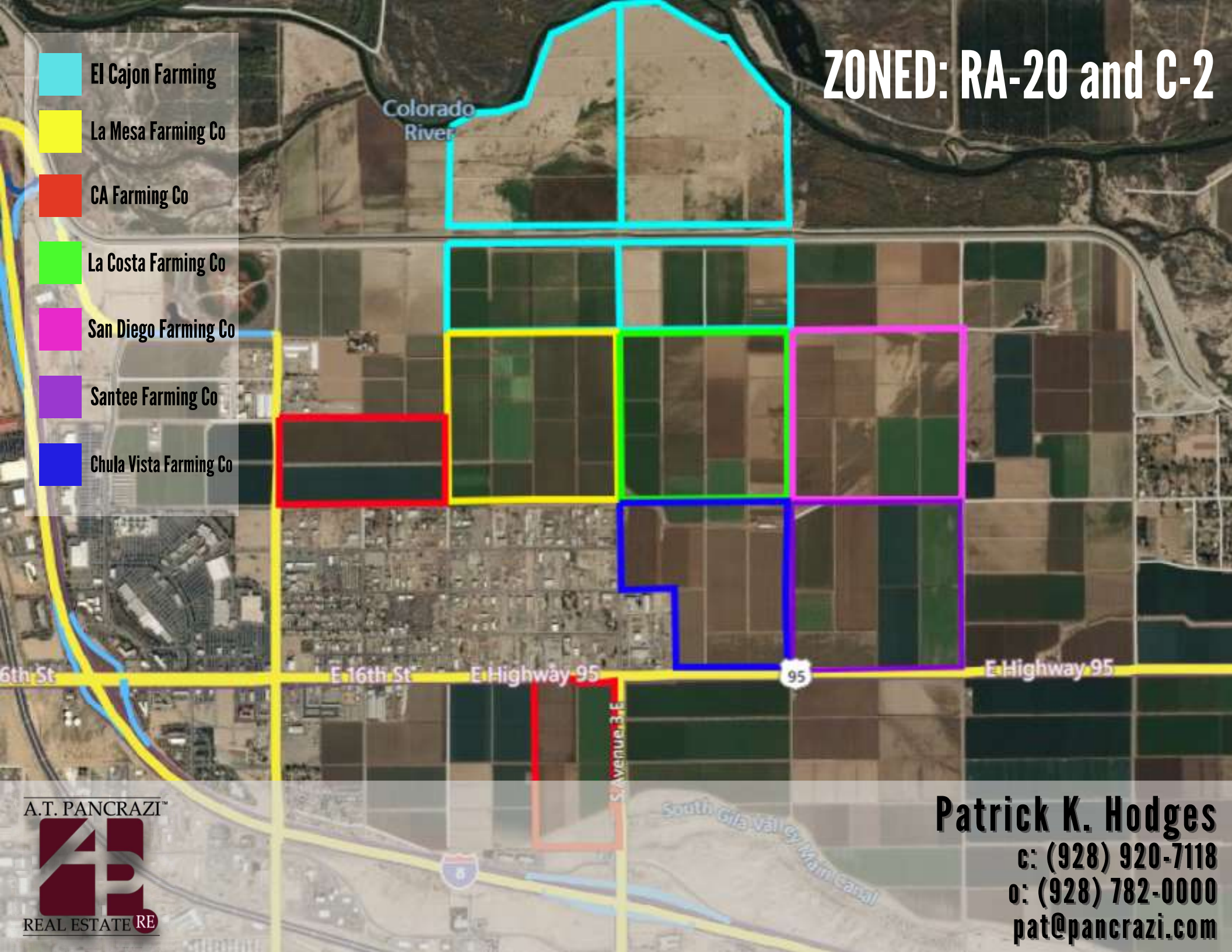
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ZONED: RA-20 and C-2

- El Cajon Farming
- La Mesa Farming Co
- CA Farming Co
- La Costa Farming Co
- San Diego Farming Co
- Santee Farming Co
- Chula Vista Farming Co



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SUN VALLEY RANCH TAXES

Parcel Number	Owner	Assessor Acres	Estimated Taxes (2021)
180-23-002	El Cajon Farming Co	228.19 Acres	\$12,242
180-24-001	El Cajon Farming Co	274.95 Acres	\$13,430
180-26-014	California Farming Co	80 Acres	\$8,750
180-35-001	California Farming Co	73.5 Acres	\$7,111
180-25-008	Chula Vista Farming Co	132.92 Acres	\$16,413
180-25-009	Santee Farming Co	157 Acres	\$17,263
180-25-006	San Diego Farming Co	160 Acres	\$17,423
180-25-007	La Costa Farming Co	160 Acres	\$17,406
180-26-013	La Mesa Farming Co	160 Acres	\$17,164
	TOTAL:	1,426.56	\$127,202

****TAXES INCLUDE WATER AND ARE PAID FOR BY THE TENANT****

****CURRENT LEASE IN PLACE****

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YUMA AGRICULTURE STATS:

- NEARLY 180,000 PHYSICAL ACRES USED FOR AGRICULTURAL PRODUCTION; 230,000 ACRES PLANTED. ALMOST ALL FIELDS HAVE TWO CROPS PER YEAR

- IRRIGATION WATER IS DIRECTLY SOURCED FROM THE COLORADO RIVER

- AGRICULTURE INDUSTRY BRINGS AN ANNUAL GROSS INCOME OF \$3.2 BILLION (1/3) OF ARIZONA'S ANNUAL TOTAL

- YUMA'S ANNUAL RAINFALL TOTALS 3-4 INCHES PER YEAR

- ANNUAL EVAPORATION RATE IS APPROX. 10 FEET PER YEAR

- IRRIGATION WATER MAINTAINS AN ON FARM IRRIGATION EFFICIENCY CLOSE TO 75%. MOST EFFICIENT IRRIGATED CROPLAND IN THE WORLD.

*Sourced from Yuma Irrigation District

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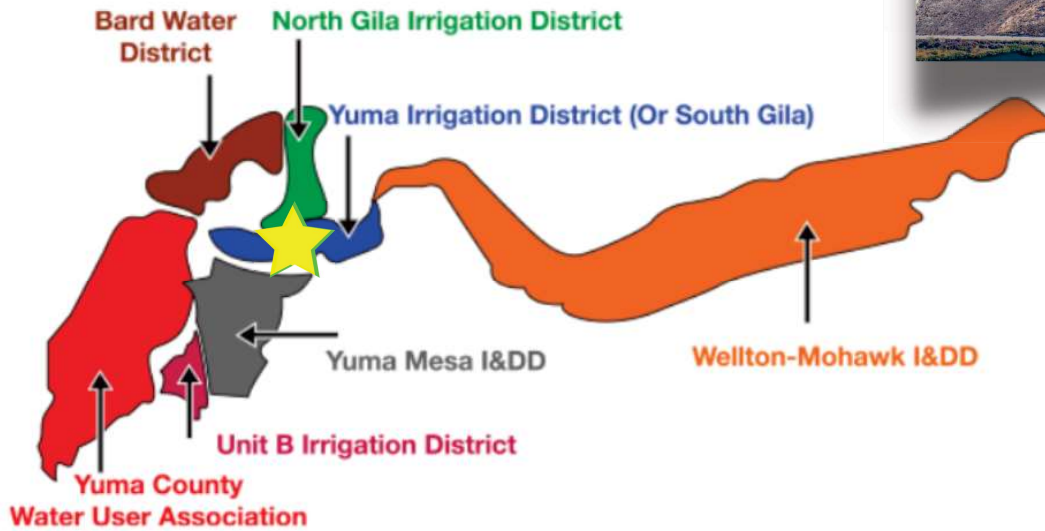
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Yuma Irrigation District:



*Organized in
1919*



*Image Sourced from Yuma Irrigation District

Yuma Irrigation District consists of approximately 10,900 Acres and receives its water through the Gila Gravity Main Canal as well as four additional water districts.

** Scan QR Code for More Information*



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WINTER SEASON CROPS:

ARTICHOKES | ARTICHOKE SEED | ASIAN GREENS | BABY LEAF GREENS | BASIL | BEET GREENS | BELL PEPPERS | BLACK EYED PEAS | BOK CHOI | BROCCOFLOWER | BROCCOLI | BROCCOLI SEED
BUTTER LETTUCE | CABBAGE | CANTALOUPE | CAULIFLOWER | CELERY | CHARD | CHILI PEPPER | CILANTRO
DILL | DRIED PEAS | ENDIVE | ESCAROLE | FENNEL | FRISEE | GREEN ONIONS | HEAD LETTUCE | HESPERALOE
HONEYDEW MELONS | LEAF LETTUCE | LEEK | LETTUCE SEED | LOLLA ROSA | MINT | MIZUNA | NAPA CABBAGE
OAK LEAF LETTUCE | ONION SEED | ORO BLANCO | PARSLEY | RED CHARD | RED MUSTARD | ROMAINE
LETTUCE | SAGE | LEAF SPINACH | BUNCH SPINACH | STRAWBERRY | SUGAR PEAS | SUNFLOWER | TABLE
BEETS | TANGO BABY LEAF | THYME | VEGETABLE TRANSPLANTS | WATERMELON | YELLOW SQUASH |
ZUCCHINI SQUASH

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