



EXCLUSIVE OFFERING

THE OHACO RANCH—A DESERT OASIS

100± ACRES IRRIGABLE CROPLAND

579± ACRES UNDEVELOPED LAND

679± ACRES TOTAL

PHOENIX AMA— IRRIGATION GROUNDWATER RIGHT

6.88 AF PER ACRE OR 687.73 AF ANNUALLY

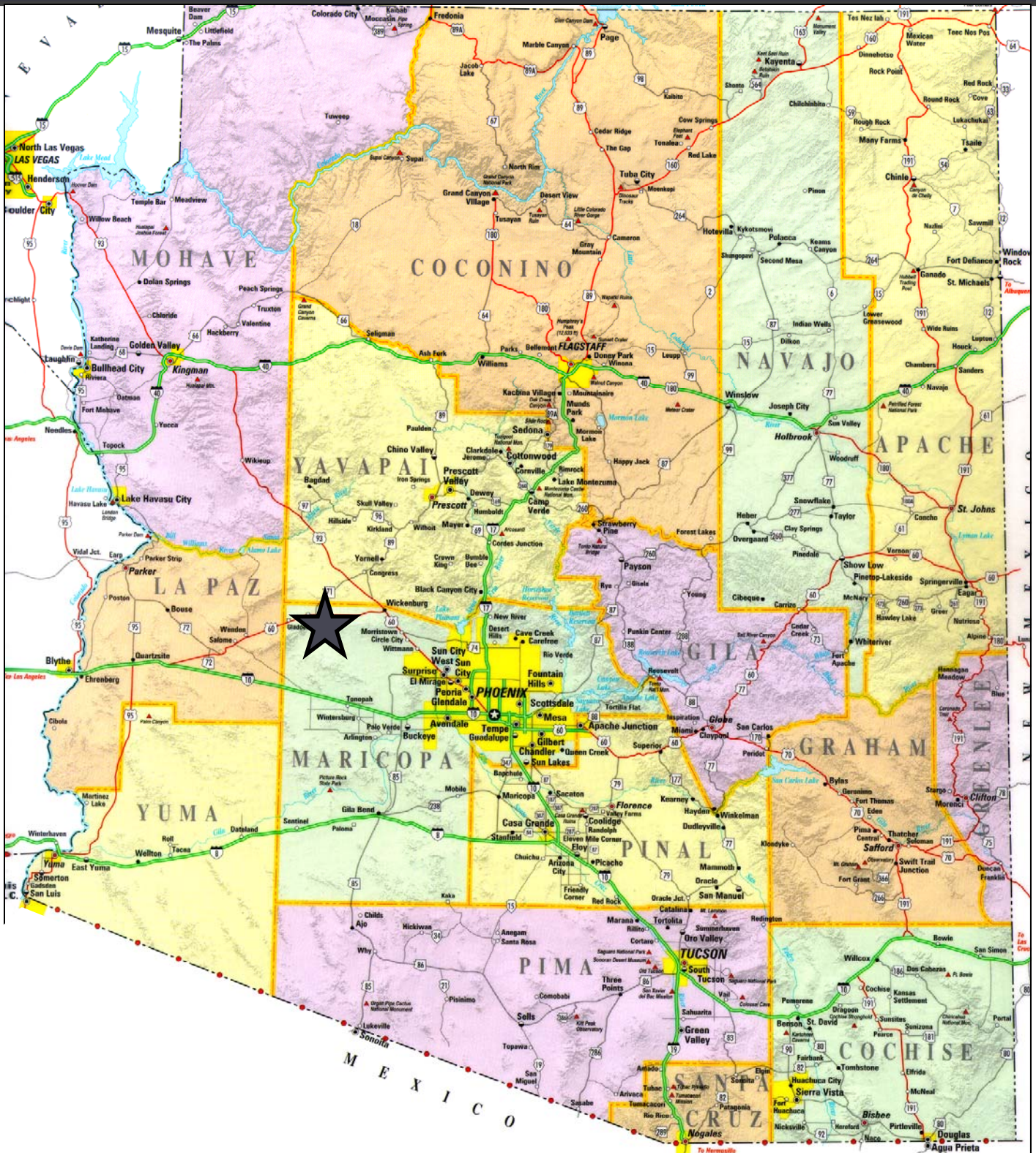
ATTRACTIVE AGRICULTURAL, WATER AND NATIVE DESERT RANCH

679 Acres—Located in the beautiful Sonoran Desert

EXCLUSIVE REPRESENTATION BY:
ARID STATE LAND & AG ASSOCIATES, LLC
SHAWN T. WOOD, AG & LAND BROKER
C: (602)290-7516 O: (623)386-7597

LOCATION OF OHACO RANCH— SOUTH OF AGUILA

OHACO RANCH—100 ACRES IRRIGATED CROP LANDS AND 579 ACRES NATIVE DESERT

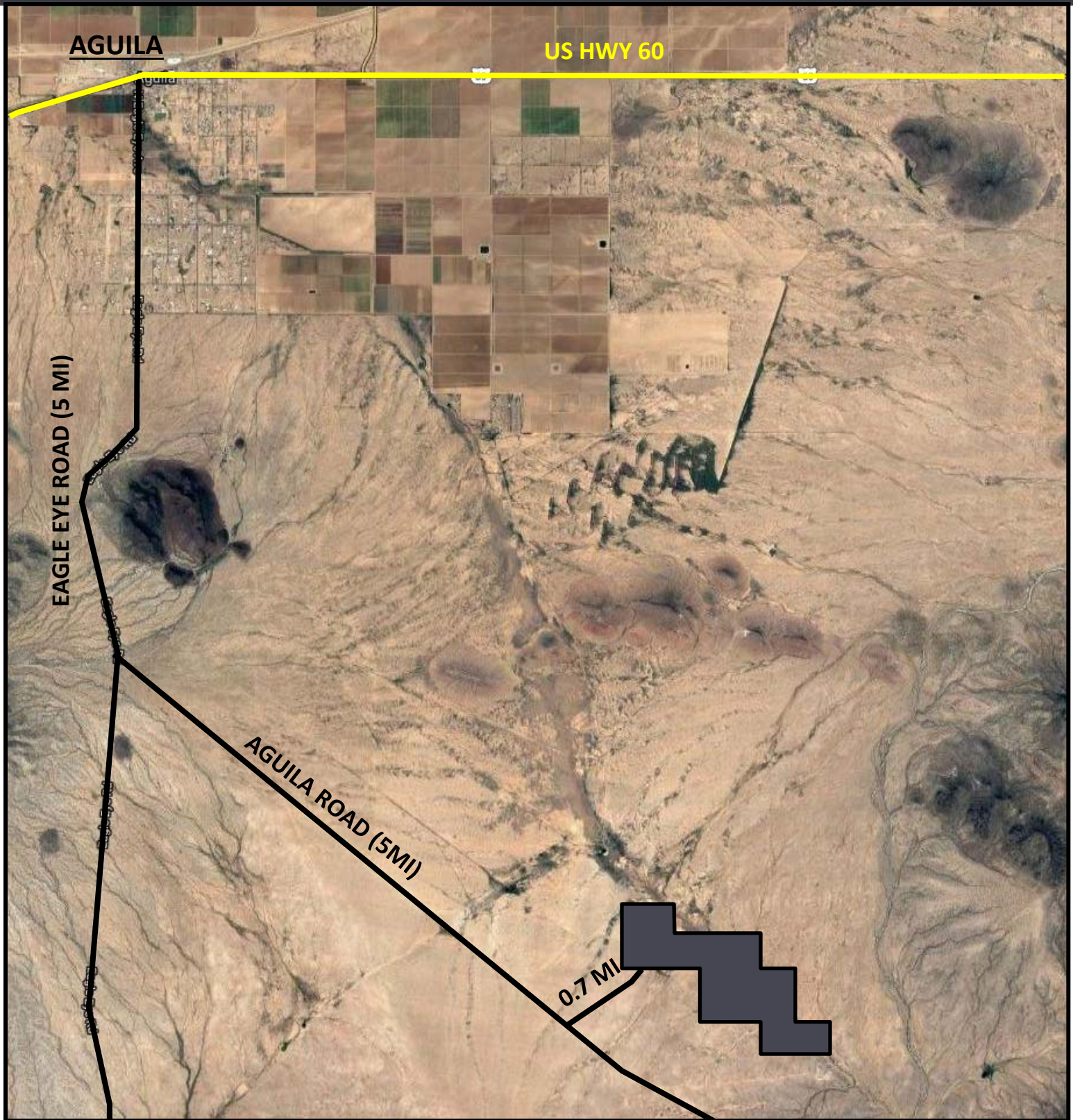


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ACCESS TO OHACO RANCH— SOUTH OF AGUILA

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NEIGHBORHOOD LOCATION OHACO RANCH

NEIGHBORHOOD LOCATION —100 ACRES IRRIGATED CROP LANDS AND 579 ACRES NATIVE DESERT

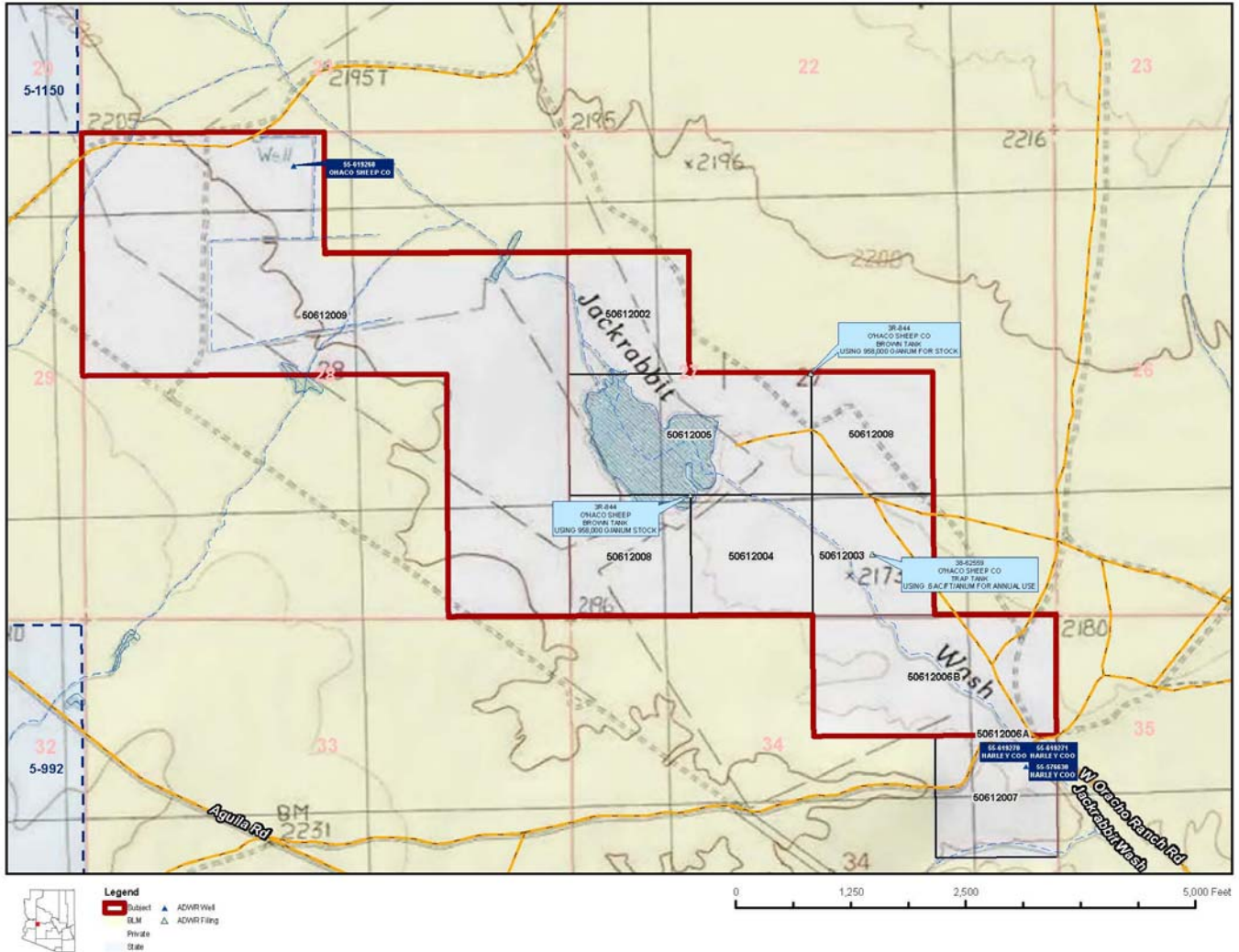


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TOPOGRAPHY AND CLIMATE—100 ACRES IRRIGATED CROP LAND AND 579 ACRES NATIVE DESERT



- ◇ Located near the town of Agula at an elevation 2,162 feet
- ◇ 296 days of sunshine a year with an average rainfall of 9" per year
- ◇ Average daily temperature is 65.85°F
- ◇ The July high is around 102°F and the low is around 71°F.
- ◇ The January high is around 62°F and the low is around 33°F

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PROPERTY OVERVIEW—100 ACRES IRRIGATED CROP LANDS AND 579 ACRES NATIVE DESERT

- ◇ **Description** The Ranch is unique in its geological, hydrological and biodiversity values. Comprised of approximately 100 acres of irrigable croplands and 529 acres of native Sonoran Desert with magnificent mountain views. Jack Rabbit Wash runs through the property creating a floodplain area with abundant perennial and annual grasses as well as multiple stock tanks that attract a diversity of wildlife to the area.
- ◇ **Assessor Parcel Numbers** 506-12-002, 506-12-003, 506-12-005, 506-12-004, 506-12-006B, 506-12-008, 506-12-009.
- ◇ **Taxes and Zoning** The Maricopa County Tax bill for 2017 is \$560.92. The 2018 taxes are not available. Zoned RU-190.
- ◇ **Plant Resources**— The following is just a sampling of the abundant native plant habitat found on the ranch: Mesquite, Palo Verde, Ironwood, Creosote Bush, Galleta, Six Weeks Grass, Wild Onion, Bermuda, Wild Onion, Globe Mallow, Desert Marigold, Arizona Poppy, Ocotillo, Barrel Cactus, Prickly Pear and Saguaros.



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ABUNDANT WATER RESOURCES

OHACO RANCH—100 ACRES IRRIGATED CROP LANDS AND 579 ACRES NATIVE DESERT



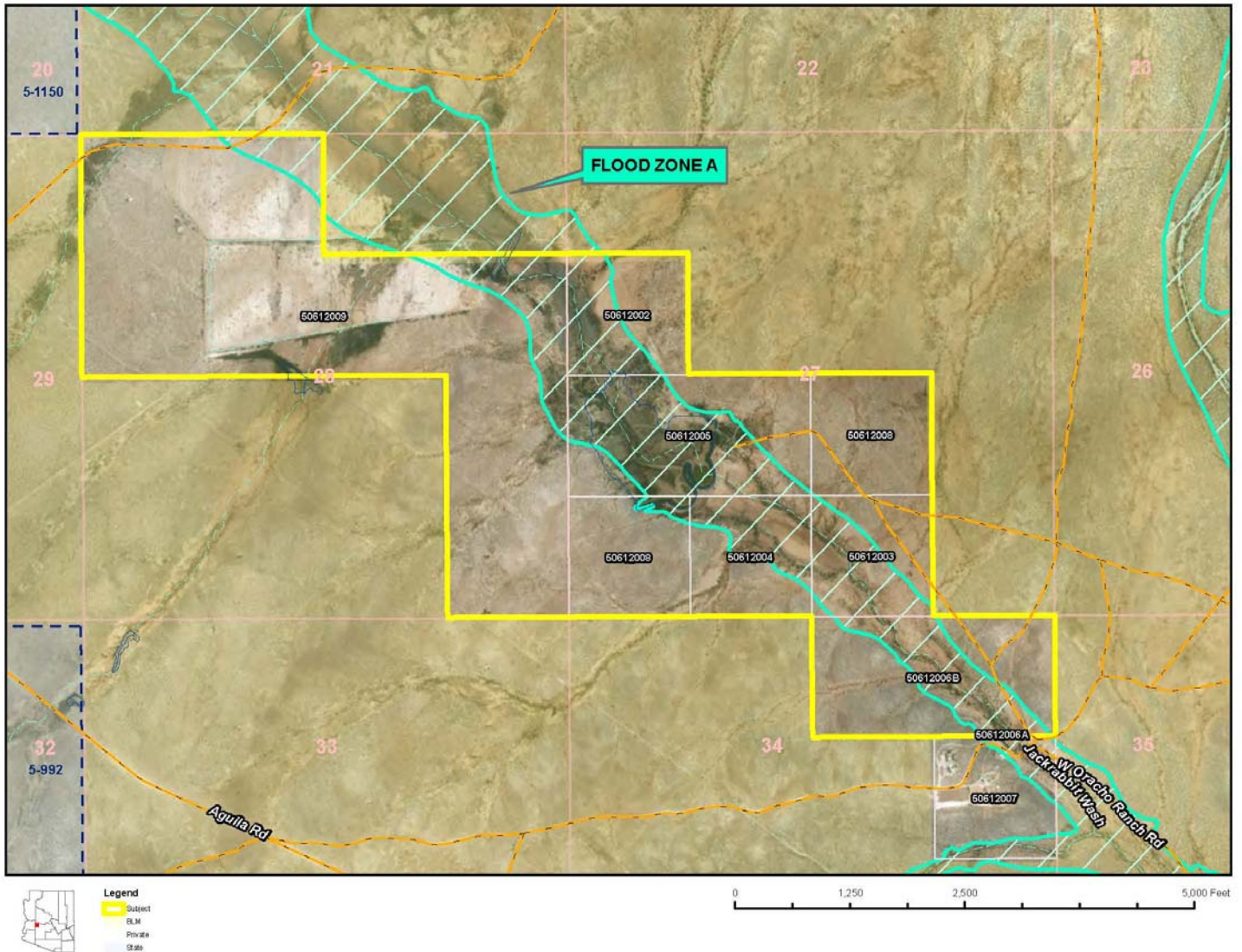
- ◇ The ranch has a large irrigation well with a pump capacity of 2,600+ gallons per minute. Well # 55-619268. Powered by propane fueled engine.
- ◇ Static water level estimated at 375 feet, with the pump set at 440 feet.
- ◇ Irrigated Grandfather Water Right # 58-111424 located with in the Phoenix Active Management Area. There is an estimated 150 acres of cleared cropland with water rights for 100 acres.
- ◇ Water right allows for 6.67 acre feet per acre or 646.99 acre feet per year.
- ◇ Flex Credits Balance as of 2018 are 16,811.41 acre feet.
- ◇ Cropland is served by dirt ditches with an underground pipeline delivery system from the well site to the highest corner and to the central part of the production area.
- ◇ Farm has been idle for many years and has opportunity for organic use.

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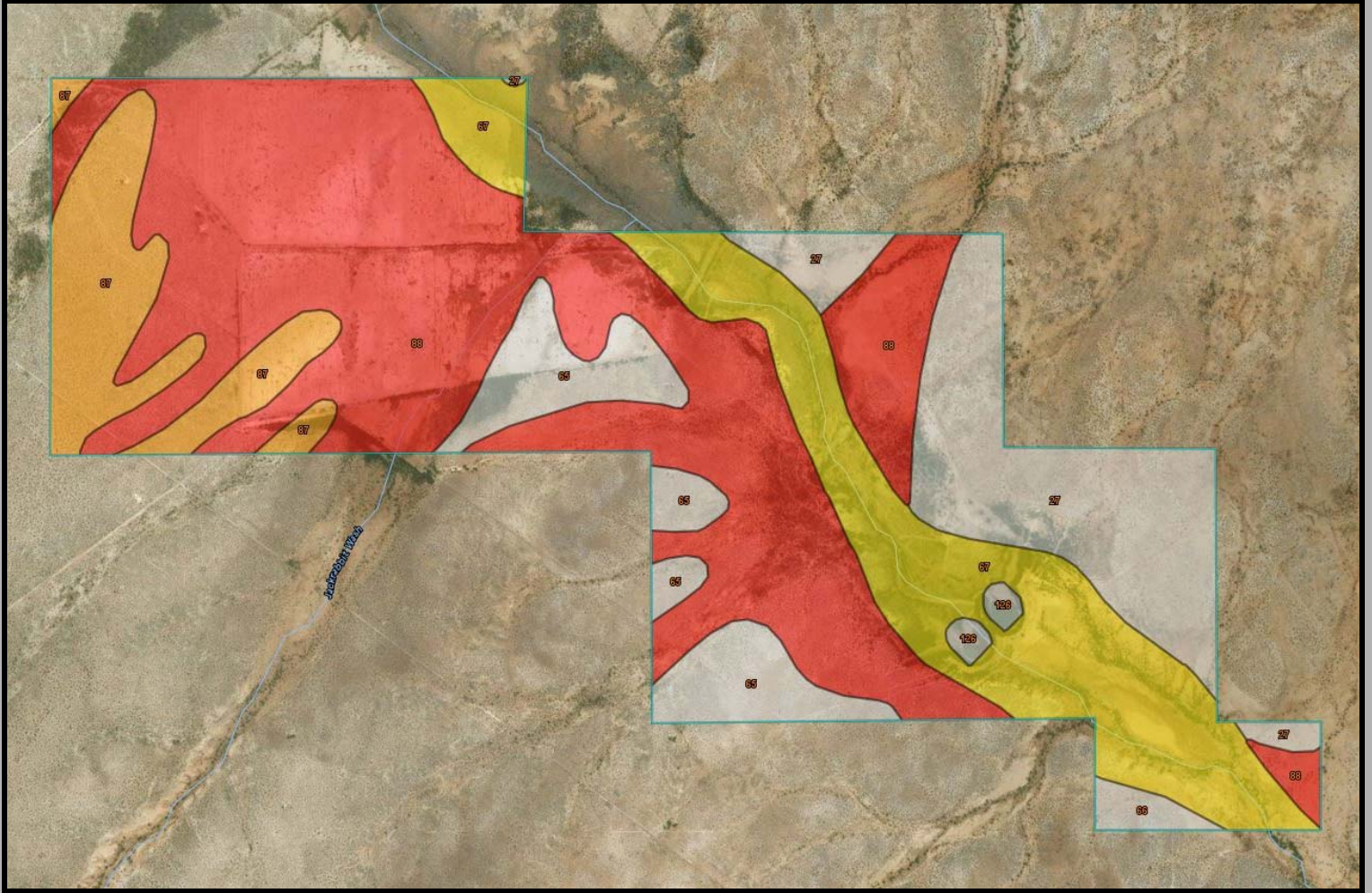
- ◇ In addition to the abundant ground water available, Jack Rabbit Wash runs through the Ranch creating a fertile bed for native annuals and perennials to thrive.
- ◇ The area of the Jack Rabbit Wash is FEMA Designated Flood Zone A, areas of 100 year flood. The majority of the irrigated land is located in Zone X, outside the 100 year flood plain.

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SOIL RESOURCES

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- ◇ Property is 47.5% Class I, 9.3% Class II, 19.1% Class III & 24.1% Unclassified.
- ◇ The area contains soil designated as prime farmland for irrigation.
- ◇ Access to property is from the southwest corner of idle farmland.

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679± GROSS ACRES

~ HIGHLIGHTS ~

- 100 ACRES GRANDFATHERED WATER RIGHTS
- WITHIN PHOENIX ACTIVE MANAGEMENT AREA
- 6.88 AF/AC OR 687.73 ALLOTTED ANNUALLY
- WELL PRODUCES ABUNDANT WATER
- EXCELLENT WATER QUALITY
- PROTECTED WITH LIMITED NEIGHBORING PRESSURE

OFFERED AT: \$1,000,000

\$1,473 PER GROSS ACRE

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