


ORCHARD/FARMS TO BE SOLD SUBJECT TO LOW MINIMUM BIDS

540 ACRES IN SALOME, AZ

MINIMUM BID: \$1,242,000 OR \$2,300 /ACRE

640 ACRES IN BENSON, AZ

MINIMUM BID: \$1,344,000 OR \$2,100 /ACRE



It is extremely rare to find the right climate opportunities to grow almonds, pistachios or pecans in Arizona where the cost of land is a fraction of the cost in California and other states. These two properties are perfect for opportunistic nut cultivation or vegetable or other commercial farming practices.

Don't miss this opportunity to join others who have begun almond, pistachio or pecan orchards in these areas.

Bid YOUR price for productive, revenue-generating orchard land.

INSPECTION OPPORTUNITIES: Inspections are by appointment only at 11:30 am. Please call 312.278.0600, extension 101 to schedule an inspection.
At the Salome property on July 16, July 30, and August 13 • At the Benson property on August 27, September 17, and September 24.

- Ideal orchard, vegetable, alfalfa or commercial farm production
- Nearby producing almond and pistachio orchards
- 2 irrigation wells
- Irrigated using cement ditches
- Barbed wire fencing encompasses the farm
- Paved private air strip, paved road to the property
- Elevation: 1,847'
- Utilities: Electric along Cox Road
- APN #'s: 304-39-040 B, 304-39-039, 304-72-017 J, 304-72-011 A

SALOME ORCHARD FARM

68562 56th Street, Salome, Arizona

TO BE SOLD SUBJECT TO A MINIMUM BID OF \$1,242,000 OR \$2,300 /ACRE

This property has not been farmed commercially for several years and is therefore free of pesticides and chemicals allowing it to be registered as an organic farm. The area is known as a great early vegetable producing area with almond & pistachio orchards nearby.

The farm has an extended growing period. Typically, the last cold weather is in January followed by a milder February making this an ideal nut orchard, vegetable, alfalfa or other commercial farming production location.

The farm has been recently cleared of regrowth native vegetation after not being farmed for several years. New barbed wire fencing was added to complete the existing boundary fencing. In preparation for new farming activities, the farm has been ripped to a depth of 16".

Location

Spectacularly located 1-1/2 miles south east of the Town of Salome, Arizona in La Pas County. The Town of Salome is in the beautiful McMullen Valley, between the Harquahala and Harcuvar Mountain ranges on HWY 60 between Wickenburg and Quartzite.



Salome is easily accessible via Interstate 10 along the Salome HWY. The area is 150 miles from Blythe, California, 103 miles from Phoenix, and 235 from Tucson.

According to WeatherSpark.com, you can expect a growing season for 11 months (318 days), from around January 26 to December 11, rarely starting after February 25, or ending before November 21.

Bidding Procedures:

Bidding is via sealed bid auction with bids due no later than 2:00 p.m., on August 22 (Salome) and October 3 (Benson) by electronic delivery to Michael@FineAndCompany.com or at the offices of Fine & Company, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

Wired Funds

Required to Bid:
\$30,000 per property

Bidder's Information Packets:

A detailed Bidder's Information Packet has been assembled which contains pertinent information related to the property, the auction and the Terms of Sale. The Packet will be available via email for \$20.00 at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required in order to bid at the auction.

Terms Of Sale:

The auction is conducted subject to the Terms of Sale and Purchase Contract included in the Bidder's Information Packet.

- Ideal orchard, vegetable, alfalfa or commercial farm production
- Nearby pecan orchards
- (1) 16" cased to a depth of 700' with additional casing to 995' in depth irrigation well
- ½ mile of frontage on Pomerence Road (paved)
- Improvements: 3BR, 2BA home with full basement and 40'x34' metal shop building
- Elevation: 3,789'
- Utilities: Electric natural gas, fiber optic, crosses the property in two locations, telephone to the property, town water to the residence
- APN #'s: 123-01-01 A, 123-01-07, 123-25-07D, 123-25-01 H, 123-25-123-25-01 J, 123-25-07 E

BENSON ORCHARD FARM

853 N Pomerence Road, Benson, Arizona

TO BE SOLD SUBJECT TO A MINIMUM BID OF \$1,344,000 OR \$2,100 /ACRE

This property has not been farmed for several years. It has been recently cleared of regrowth and native vegetation making ideal for organic farming. A portion of the farm has been tiered and leveled. In 2015 3 test wells were drilled and logged to 1000'. The results determined the farm has a high availability for water production. In 2017 well site #1 was drilled to 995'. The static water level is 84'. The area is known as a commercial farming location for producing alfalfa and corn and now with produc-

ing and new planting pecan orchards nearby.

Typically, the last cold weather is in March followed by a milder April. The weather makes this an ideal nut orchard or vegetable or alfalfa production location.

Having been recently cleared of regrowth native vegetation with new fencing added to complete the existing fencing, this farm is ready for new commercial production.



640 ACRES

Location

Spectacularly located 1-1/2 miles northeast of the Town of Benson, Arizona in western Cochise County.

The area is easily accessible via Interstate 10. It is 45 miles from Tucson.

You can expect a growing season for 9 months, from around March 8 to December 7, rarely starting after March 22, or ending before November 17.

Buyer's Premium:

A 10% buyer's premium will be added to the final high bid price per the Terms of Sale.

Broker Participation Invited:

A 2% Buyer's Agent fee based on the bid price will be paid by the seller to the Realtor®/broker whose properly registered buyer closes on the property. Please refer to the Terms of Sale or contact us at 312.278.0600 for buyer agent registration requirements.

Disclaimer:

The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet.

ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES ARE APPROXIMATE.

All materials are subject to inspection and verification by all parties relying

on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.



AMERICA'S REAL ESTATE AUCTIONEER
REALTORS® | Auctioneers | Consultants

PO Box 1588, Deerfield, IL 60015

(312) 278-0600

www.fineandcompany.com

Fine & Company LLC, Arizona Real Estate Brokerage Firm Lic. # LC677500000



ORCHARD REAL ESTATE AUCTIONS

540 ACRES IN SALOME, AZ

MINIMUM BID: \$1,242,000 OR \$2,300 /ACRE

SEALED BIDS DUE AUGUST 28

640 ACRES IN BENSON, AZ

MINIMUM BID: \$1,344,000 OR \$2,100 /ACRE

SEALED BIDS DUE OCTOBER 3