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*Exclusively Presented By:*  
**SOUTHWEST  
LAND  
ASSOCIATES, L.L.C.**

*FOR SALE:*  
*RIO LOCO DAIRY*  
Rainbow Valley, Arizona

Location: NWC, SWC & SEC of Tuthill Rd. & Germann Rd. (alignment), Rainbow Valley, Arizona.

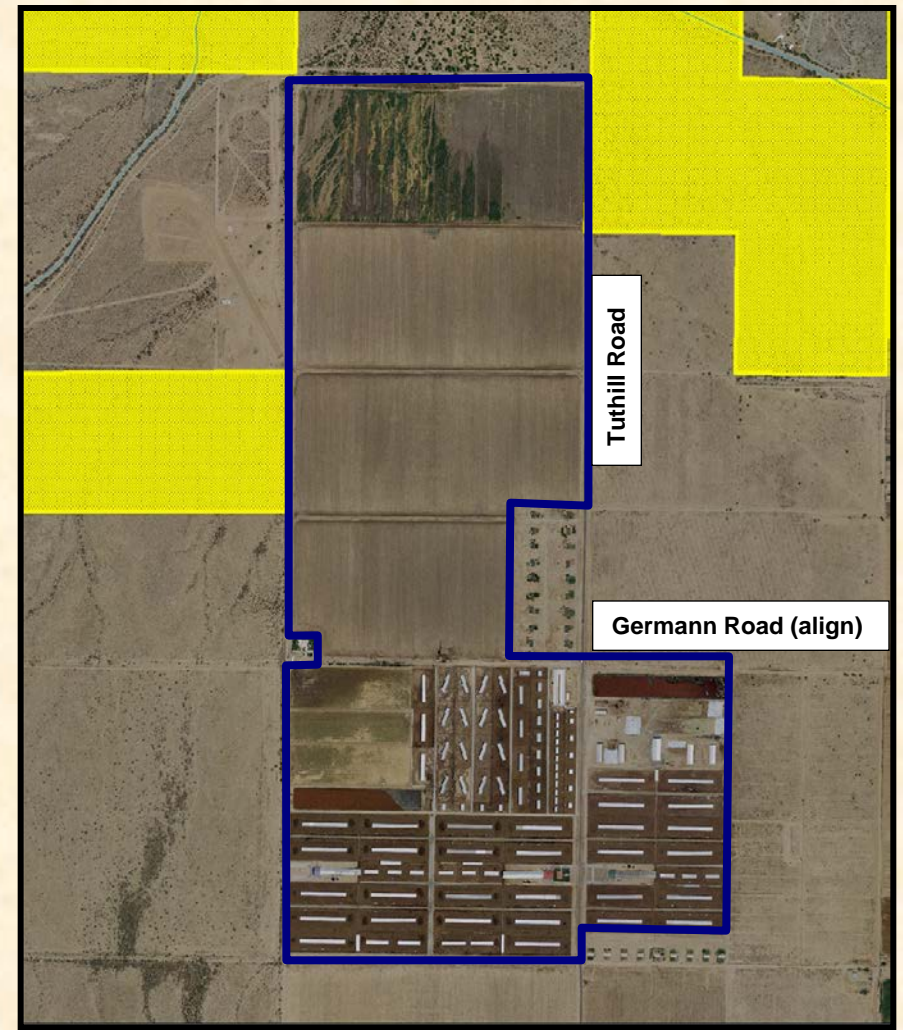
Acreage: Approximately 518.29 ± acres.

Tax Parcel's: 400-58-012, 013E, 014, 050A, 050B, 051E, 051G, 052B, 052C, 052D, 053L.

Zoning: RU-43, County

General Plan: Mixed Use, Goodyear

Asking Price: \$23,000,000

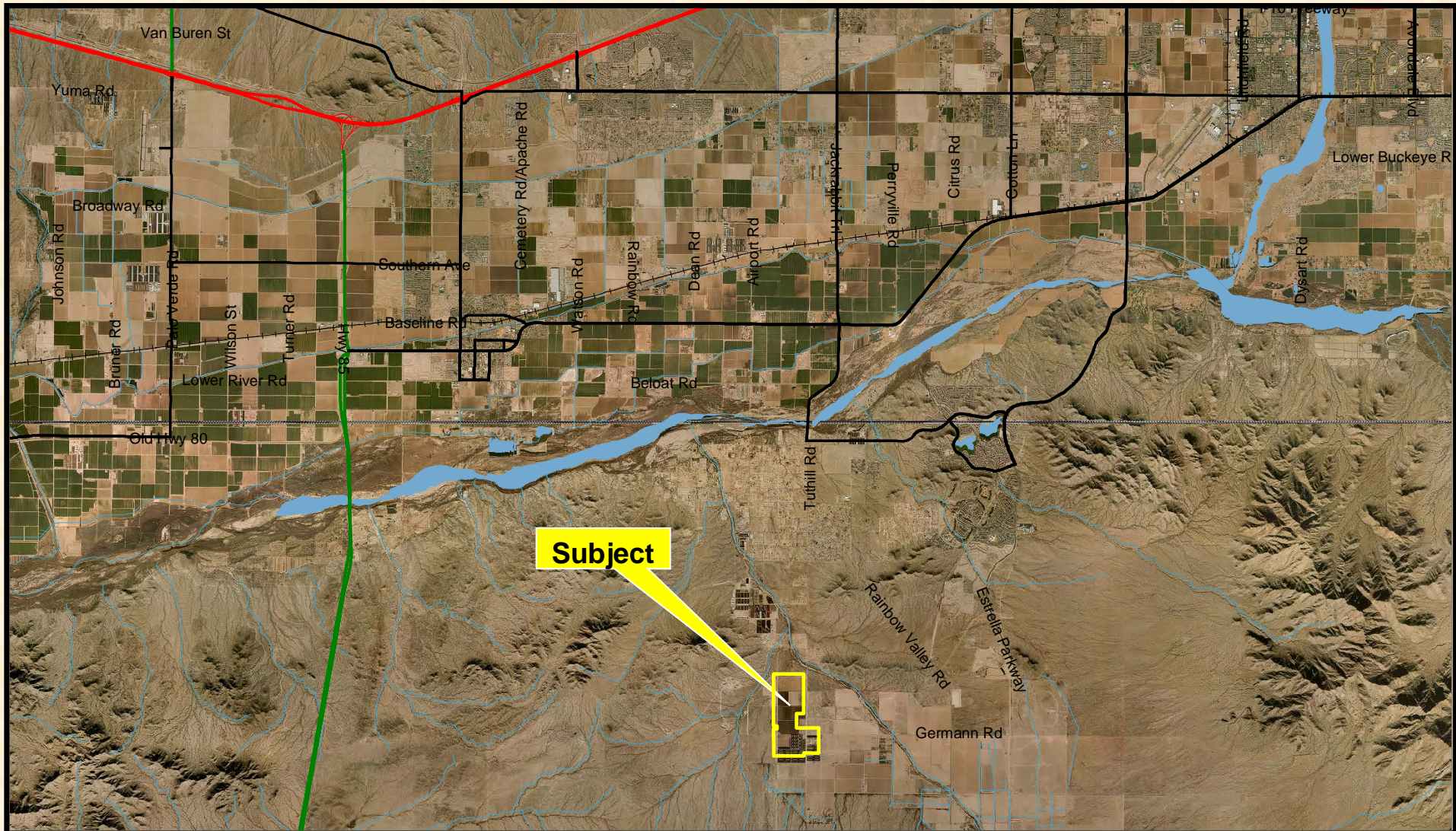


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*This information is subject to change at any time. This information is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to verify it.*



# Aerial





# Improvements

## Sonora I:

DBL 40 Parallel Parlor

3,900 Albers self locks

2-10,000 gallon milk silos (all automated equipment)

## Sonora II:

DBL 40 Parallel Parlor

3,300 Albers self locks

2-10,000 gallon milk silos (all automated equipment)

## Sonora III:

DBL 40 Parallel Parlor

3,300 Albers self locks

2-10,000 gallon milk silos and 1-12,000 gallon silo (all automated equipment)

Calf barn, 980 capacity, leased for 2 years (barns and weaning pens only)

Heifer Ranch - 5,000-6,000 head capacity

## Utilities:

Electric - Arizona Public Service

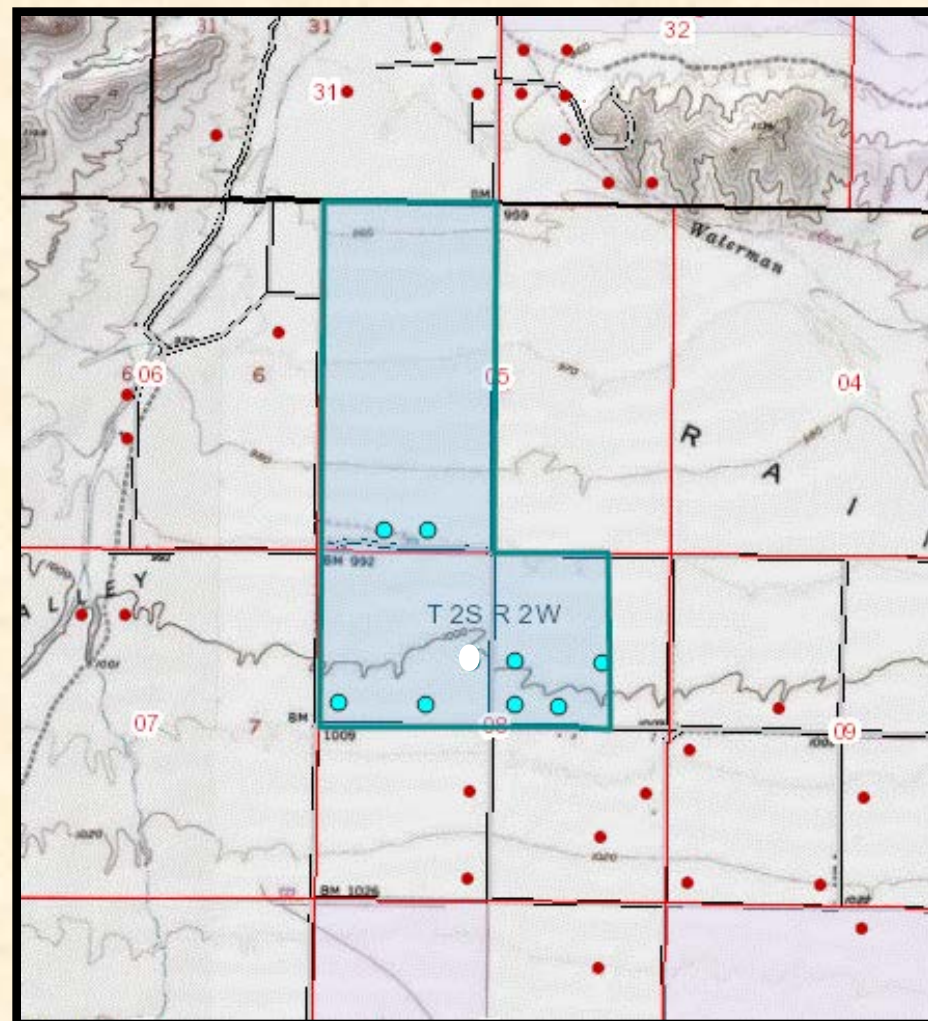
Natural Gas - Bottled Gas from private suppliers

Telephone - U.S. West and numerous long distance carriers

Sewer - Septic is connected

Water - Public not available, domestic wells permitted

Trash - Private carrier or self service



Property Well Locations

# Improvements Cont.



## Improvements:

10,500 locks on 3 dairies

Main office 2,889+/- Sqft

80' scale for truck weight

Automatic truck wash system

Laundry building 500+/- Sqft

Commodity and feed storage

2-10,000 Gallon whey storage

4-800 Ton hay barns

Two-sided commodity barns, 7 bays each

# Wells And Water Rights



## Water Rights

Certificate Number	Uses Permitted	Water Right Acres	Annual Water Allotment
58-130039.0008	Irrigation	290.86	1004.49 afa
58-102034.0010	Irrigation	28.0	109.57 afa
Total Irrigation Rights		318.86	1,114.06
58-130039.0007	Type I – Industrial	21.43	60.22 afa
58-102034.0009	Type I - Industrial	52	142.28 afa.
58-102034.0007	Type I - Industrial	60	165.10
Total Industrial Rights	-	-	367.60 ac. ft.

## Wells

Registration #	Well Type	GPM
55-582090	Non-Exempt – Industrial well	400
55-583135	Non-Exempt – Irr. & Ind.	1,500
55-583136	Non-Exempt – Irr. & Ind.	1,500
55-808034	Non-Exempt – Irr. & Ind.	200
55-800972	Non-Exempt – Irr. & Ind.	400
55-591441	Non-Exempt – Industrial well	200



# FEMA and Preliminary Floodplain Maps

