

**Taylor Dairy
Marana, Arizona**

Location: The Taylor Dairy is located on the east side of Trico Road just south of Hardin Road approximately 5 miles northwest of Marana

Property 145.52± acres including the dairy site and improvements.

Description The property consists of a fully improved dairy facility with a total capacity of approximately 1,150 cows.

Water The water for the Dairy is provided by a private well, 55-607055.
Type II Non Irrigation GWR 58-104093.0001 for 210 Ac. Ft. annually

Flood Zone Flood Zone AE

Improvements Dairy improvements include a complete feedlot dairy with a double 16 parallel milk barn, corrals, including space for young stock and dry cows, a commodity storage area and a modular house.

Tax Parcels 208-12-001N.

Zoning Pima County RH

Price \$850,000

Terms Asking Cash, submit other term offers. Sellers will also consider Lease opportunities on the property please submit proposals for consideration.

Comments: This is a well laid out dairy with reasonable water cost, excellent income potential and close proximity to development. It is currently vacant and ready to be occupied as a dairy, heifer facility or other feedlot uses. Please call with any questions or to request further information.

Contact: Southwestern Ag Services, LLC
2152 E. Vineyard Suite 116-G
Mesa, Arizona 85210
swaservices.com

Steven D. Pendleton
(602) 228-9676
steve@swaservices.com