

**Taylor Dairy and Farm
Marana, Arizona**

Location: The Taylor Dairy is located on the southeast corner of Trico Road and Hardin Road approximately 5 miles northwest of Marana

Property 224.18± acres including 78.66± acres with Grandfathered Irrigation Rights and 210 acre feet of Type II Non Irrigation Water Rights.

Description The property consists of a fully improved dairy facility with a total capacity of approximately 1,150 cows. The property also includes 78.66± acres of irrigated farmland in the Cortaro Irrigation District.

Water Farm: Type I Irrigation GWR Portion of 58-108018.0017
Dairy: Type II Non Irrigation GWR 58-104093.0001 for 210 Ac. Ft. annually
Irrigation Water is provided Cortaro Irrigation and Drainage District. The current assessment for the District is \$75 which includes 1.5 ac. ft. Additional water is available for \$39/ac. ft. The water for the Dairy is provided by a private well, 55-607055.

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. The farm improvements include ported concrete irrigation ditches, land levelling and roads.

Tax Parcels 208-12-001N and 208-12-001T

Zoning Pima County RH

Price \$1,600,000

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 farm and dairy with reasonable water cost, excellent income potential and close proximity to development. Please call with any questions or to request further information.

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