Medjool Date & Olive Farm

38.90 Acres Yuma County, AZ \$4,350,000







Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Hiking/Climbing
Orchard/Vineyard
Canal
Food Plots
Irrigation
Outbuilding/Barn/Shed/Shop

Land Details

Closest Town: Tacna Total Acres: 38.90 Deeded Acres: 38.90 Zoning: RA-40

Vegetation: Medjool Dates and Olives Tillable/Crop/Orchard Acres: 23

Irrigated Acres: 25
Include Business?: Yes

Estimated Taxes: \$3,335.44 - 2023 Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch with walkout

basement Finished Sq. Ft.: 4555

Bedrooms: 4

Full Bathrooms: 3

Basement: Full finished Parking Types: Carport Total # of Spaces: 4

Outbuildings: 1



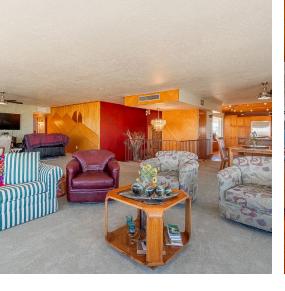
Perched on a ridge overlooking the Gila River Valley is an amazing opportunity. Not only can you live in a luxurious home and setting the land can produce a living for you and your family. This farm just north of I-8 has 20 acres (1,000+ palms) of Medjool Dates and 3 acres of Olive trees. The owners have done the hard part and nurtured the palms and trees to juvenile maturity.

Land

Wildlife is abundant on this one parcel of 38.9 acres and is easily accessible to I-8. 20 acres of Medjool Dates, 3 acres of Olive trees. Two Agriculture wells on property ensure that you have plenty of water to bring the trees to maturity.











Improvements

A 4-bedroom 3-bathroom home on the property is 4,555 square feet, well maintained with stunning views of the Gila River valley. A/C chillers keep the home very cool in the scorching desert summers that the Medjool dates love. The home has two wet bars and a walk-in vault. Freezer container installed for processing and storing dates. Ever thought of shrimp farming? The 30 by 60-foot steel building has several gradual inground tanks for raising shrimp or any other aquaculture business you want. The steel shipping container next to it has the salt ready to add to make your start simple.

Included with the property is a 91' food truck, 03' bobcat 753c and a 01' Kawasaki Mule 4×4.

Agriculture

There is light production now and the palms and trees should be in full production in the next couple of years.

Water/Mineral Rights & Natural Resources

Two Agriculture wells on the property.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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