

# Medjool Date & Olive Farm

38.90 Acres

Yuma County, AZ

\$4,350,000



HAYDEN  OUTDOORS.

## 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 4x4.

## 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.

*\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*









# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser’s ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise “any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.”



*“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*

Scan to see more  
testimonials





 Boundary

**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



**DJ Calvin**

📍 Managing Broker, Licensed in AZ  
 ✉ DJCalvin@HaydenOutdoors.com  
 📞 970.371.9900

  
**HAYDEN  
 OUTDOORS.**  
**REAL ESTATE**  
 970.219.4647  
