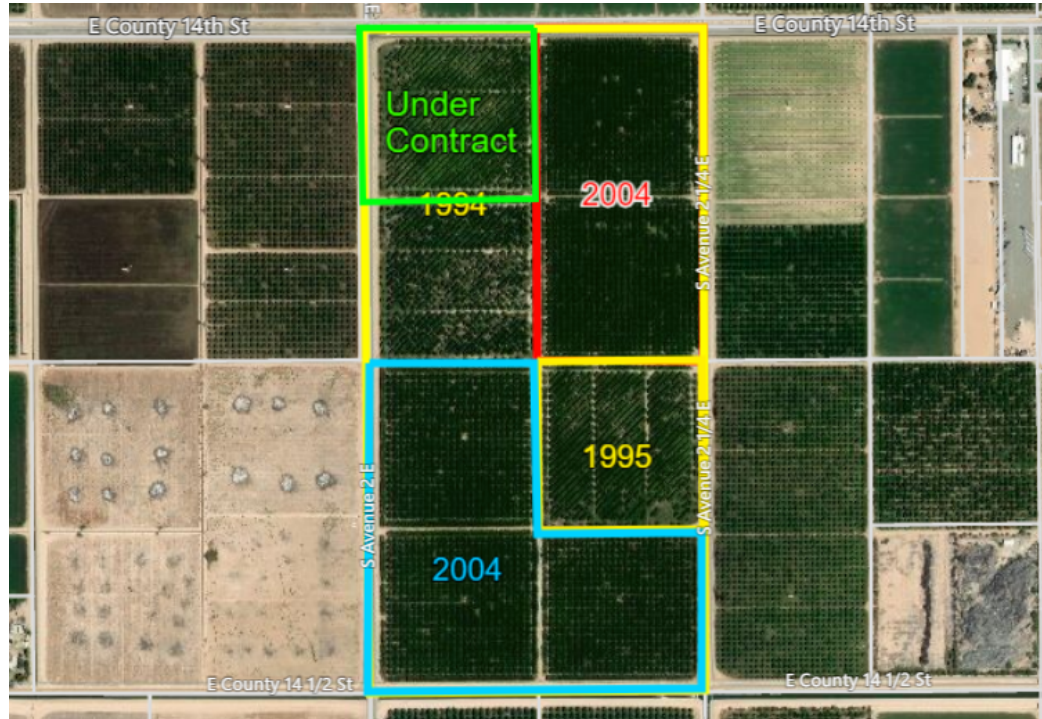


FOR SALE

Citrus For Sale - County 14th and 2E

Yuma, AZ 85365



OFFERING SUMMARY

Sale Price: \$1,400,000
Lot Size: ±70 Acres
Zoning: RA-10
Parcel No: 747-09-002;
 747-01-001

PROPERTY OVERVIEW

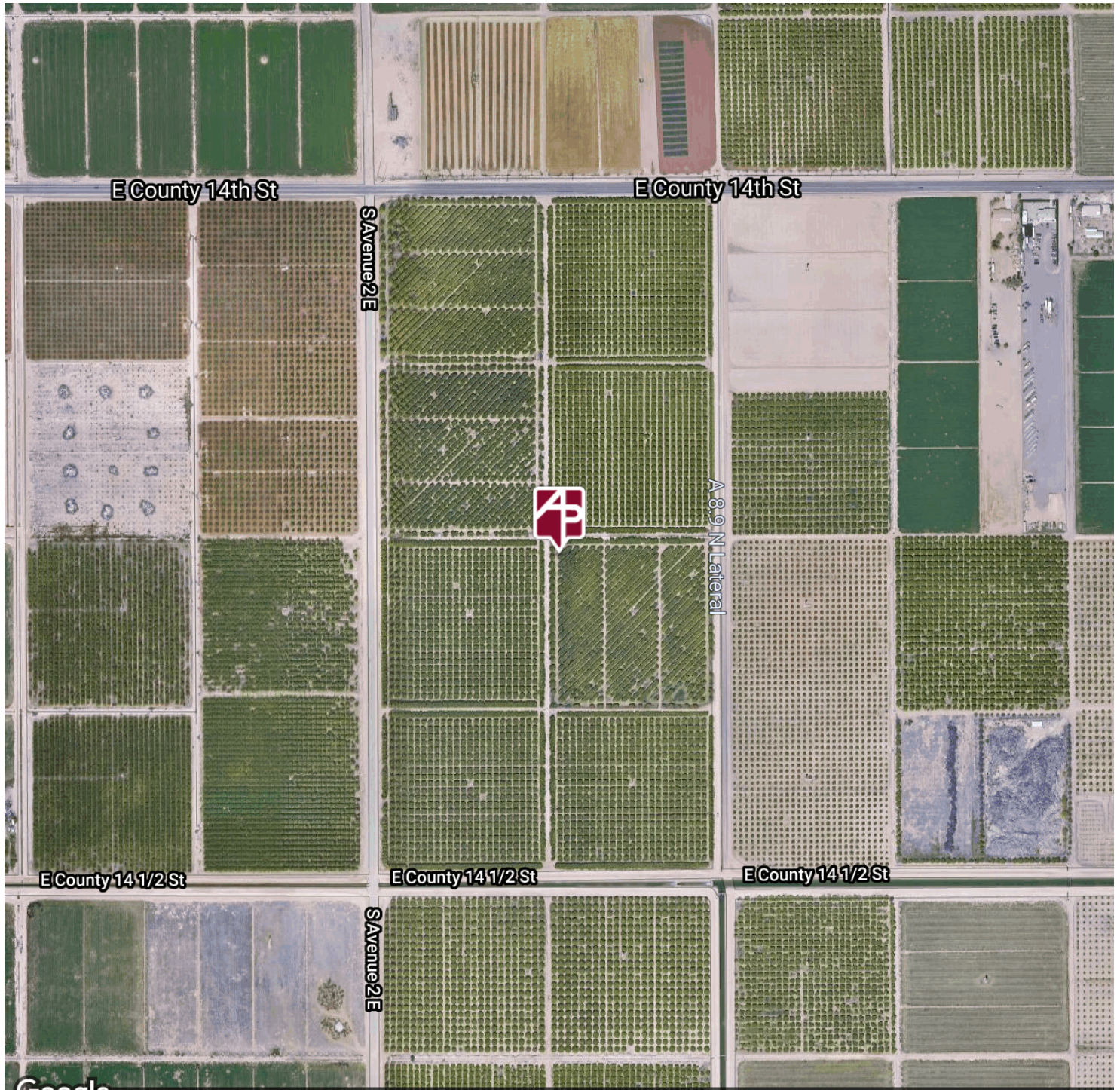
Entire 70 Acres For Sale!

- Crop: Lemons
- Located in 70-75 DB Noise Zone
- Water: Yuma Mesa Irrigation District Drainage
- Variety - Foothills 2004; 36 acres planted
- Variety - 8A - Volk 1995; 28 acres planted
- Wind Machines (8) Buyer to verify condition of wind machines, the seller makes no warranties on wind machines

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.

Aerial View Map

Yuma, AZ 85365

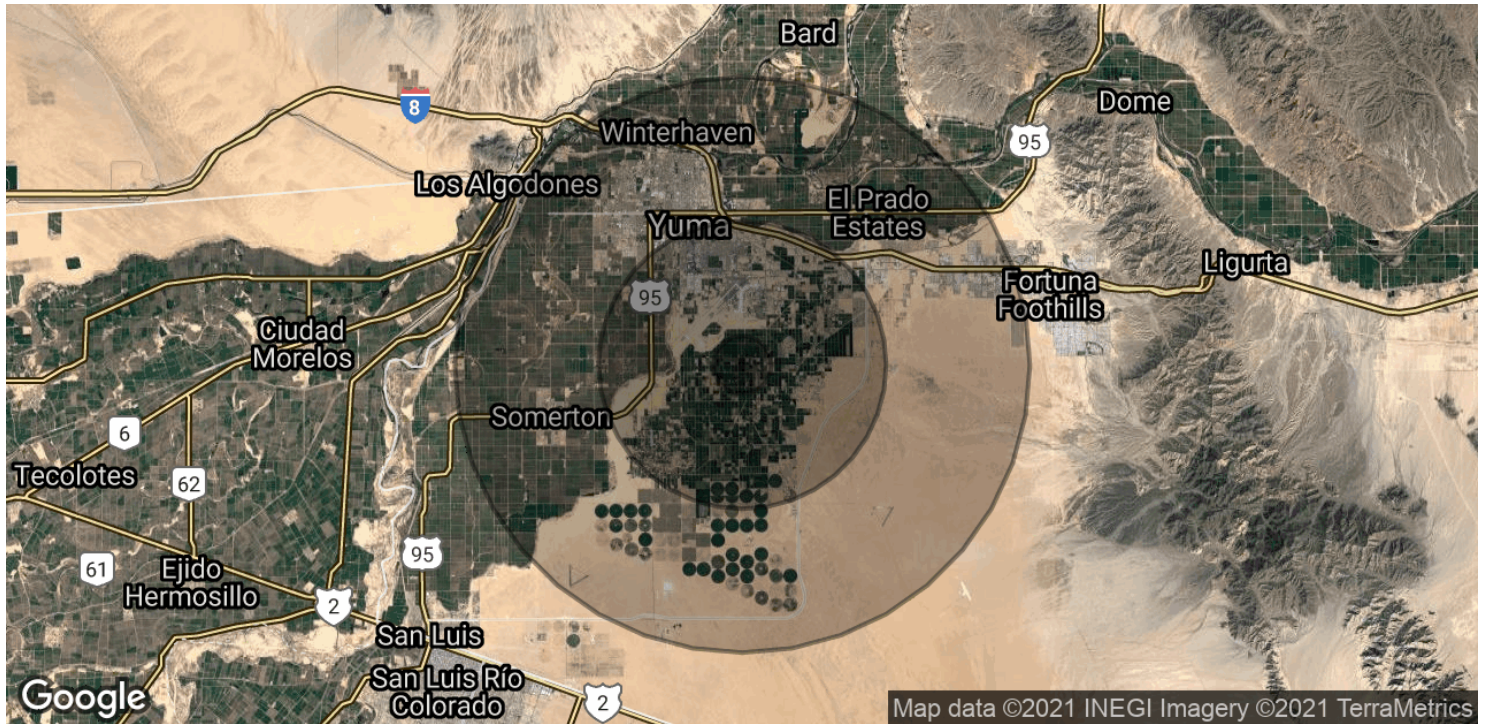


Google

Map data ©2021 Imagery ©2021 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency
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Demographics

Yuma, AZ 85365



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	704	36,453	156,133
Average age	24.7	34.6	33.1
Average age (Male)	24.8	34.2	31.7
Average age (Female)	24.4	34.3	34.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	141	13,381	56,805
# of persons per HH	5.0	2.7	2.7
Average HH income	\$43,578	\$57,577	\$52,382
Average house value	\$258,302	\$175,178	\$177,391

* Demographic data derived from 2010 US Census

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