

Amado 100 Property

Commercial Scale Greenhouses Plus in Santa Cruz County, Arizona

Offered Exclusively by Headquarters West, Ltd.

This is an excellent opportunity to acquire an exceptionally well-equipped Arizona greenhouse operation at a fraction of replacement cost, together with substantial additional land that includes a significant water right and irrigation well. The greenhouses and support systems are currently being updated, including new polycarbonate roofs on all three greenhouses to be installed at Seller's expense prior to closing.

North Parcel - APN 111-22-006

Property

- ~ 17.9 acres with three commercial greenhouses /separate growing environments
- The three greenhouses total ~ 160,000 square feet including support spaces
- Santa Cruz County CUP-24-3-01 for Offsite Marijuana Cultivation Site
- Two water wells
- Two office buildings
- Camera surveillance system
- Guard House
- Grid connected power – Unisource Energy
- Three backup diesel generators – one for each greenhouse
- Natural gas – Unisource Energy

Greenhouses Configurations

- Argus automated irrigation and fertilization systems
- Reverse osmosis water treatment systems
- Automated light deprivation systems
- Additional lighting systems – (80) DE HPS light fixtures in each bay
- Evaporative cooling walls
- Natural gas heating systems
- CO2 generating systems – one for each bay
- Horizontal air flow (HAF) systems
- Steel and masonry construction
- Finished concrete floors
- New polycarbonate roofs in progress

South Parcels – APNs 111-22-007B; 111-08-004B

- ~ 72 acres of fallow farmland
- ~ 11 acres of support land with ~ 545 feet of road frontage and double gate entrance
- Irrigation well
- Water Right: 2024 allotment ~ 336 Acre Feet

Price: \$11,500,000

Cash or Seller may finance with acceptable down payment and terms.

Trey Champie Champie@HeadquartersWest.com Mobile: (520) 235-3577



File Aerial Photos – Updates in Progress – Data Room will be Updated Regularly











Virtual Data Room: [TreyChampieHeadquartersWest.sharefile.com/Amado 100 Property](https://TreyChampieHeadquartersWest.sharefile.com/Amado_100_Property)

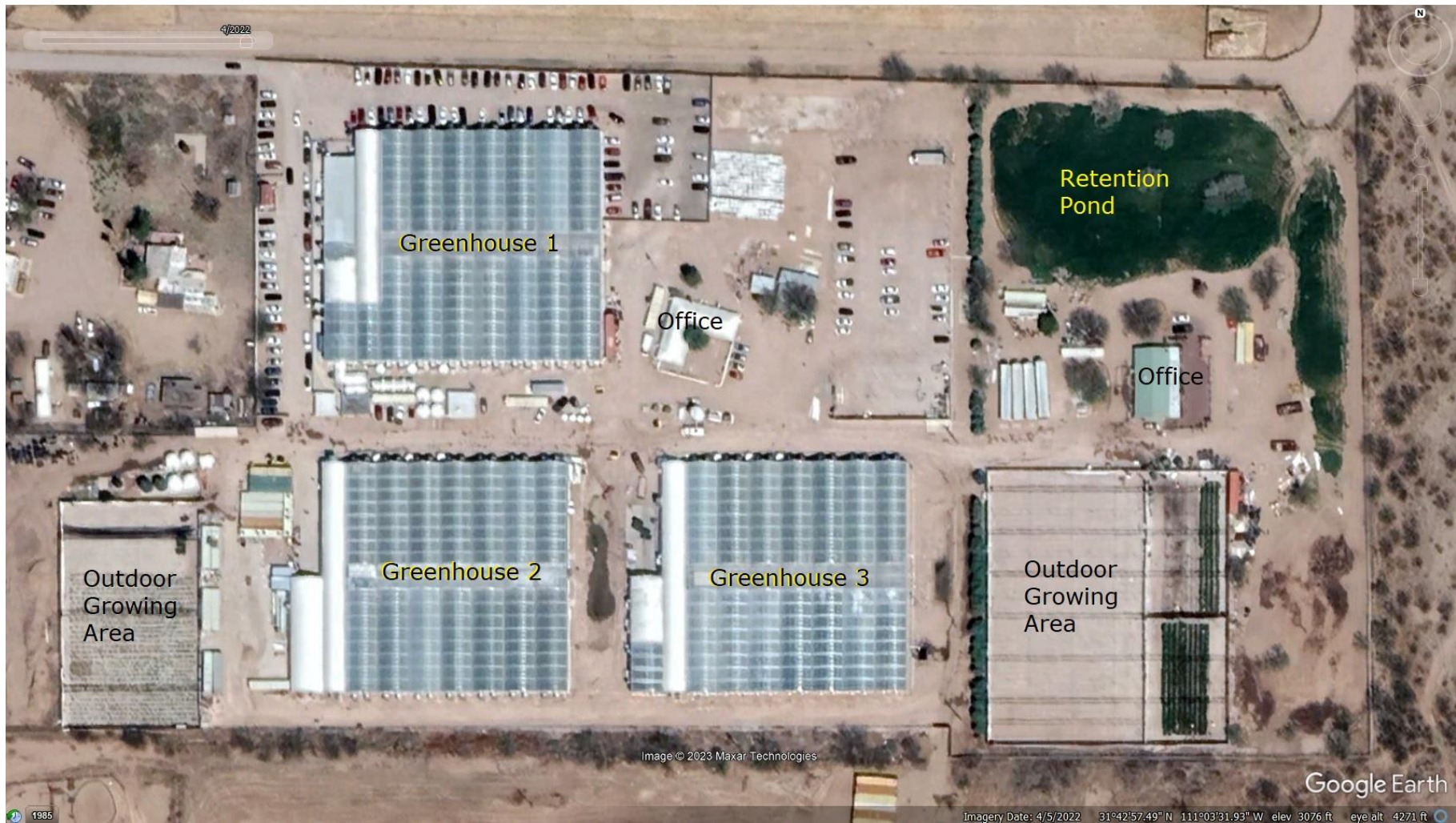
1. Brochure
2. Data Set and Disclaimers
3. Greenhouses and Square Feet & Greenhouses Layout
4. Parcels and Acreages & Map
5. Wells, Data Sheets & Location Map
6. Water Right & Map
7. Zoning, Comprehensive Plan, CUP-24-3-01 – Action Letter and Acceptance
8. Recent ALTA Survey
9. Recent Phase 1 Environmental Site Assessment
10. Property Taxes
11. FIRM Mapping and DFIRM Panel
12. KMZ File

NOTE: Information is obtained from sources deemed to be reliable. **However,** accuracy of the information is **not guaranteed**. Prospective buyers should verify any and all information relevant to their decision process.

Greenhouses

Per Santa Cruz County Assessor

<u>Greenhouse</u>	<u>Constructed</u>	<u>Primary Square Feet</u>
1	2015	56,767
2	2015	52,491
3	2014	52,491
		<hr/>
		161,749



Parcel Numbers, Boundaries and Acreages Per Santa Cruz County Assessor GIS or ALTA Survey

Reference: Santa Cruz County GIS Main Page: [Santa Cruz County, AZ GIS \(arcgis.com\)](http://arcgis.com)

<u>Parcel Number</u>	<u>Acres</u>
111-22-006	17.90
111-22-007B	75.00
111-08-004B	<u>11.48</u>
Total Acres	104.38

Map Next Page



Water Wells

References –

ADWR Main Website: [GIS Data and Maps | Arizona Department of Water Resources \(azwater.gov\)](http://azwater.gov)
Wells: [Wells 55 \(azwater.gov\)](http://azwater.gov)

<u>ADWR Well Registration Number</u>	<u>Well Type</u>	<u>APN Location</u>
55-226339	Exempt	111-22-006
55-639915 APN in ADWR data sheet requires clarification	Exempt	111-22-006
55-606448 Ref Certificate of Grandfathered Groundwater Right Number 58-100689.0003 See Water Right Sheet for Details	Non-Exempt	111-22-007B






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Arizona Department of Water Resources

Protecting & Enhancing Arizona's Water Supplies For Current And Future Generations.




 Search
  Map
  Data Export
  Well Registry Help
  Email

Well Registry Information

Registration Number **55-226339**

General	Construction	Status	Owner	Driller	Pump Data
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Well Information										
Site Type	W - WELL		Well Type	E - EXEMPT		Replaces Well 55-				
Location Information 										
Cadastral	D20013006CBC		Book	111	Map	22	Parcel	006	Latitude	Longitude
Basin and County Information										
Basin	SANTA CRUZ AMA		Sub Basin	70 - SANTA CRUZ AMA		Watershed	09 - SANTA CRUZ RIVER			
AMA/INA	H - SANTA CRUZ AMA		County	12 - SANTA CRUZ						
Site Uses					Water Uses					
Site Use 1	CAPPED				Water Use 1	COMMERCIAL				
Site Use 2					Water Use 2					
Site Use 3					Water Use 3					
GWSI Well Information What is this?										
GWSI Site ID	No corresponding GWSI well		GWSI Local ID	No corresponding GWSI well						

Well Registry is ADWR's well database containing reported information on well status, location and construction.

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Well Registry Information

Registration Number **55- 639915**

- General
- Construction
- Status
- Owner
- Driller
- Pump Data

Well Information

Site Type	W - WELL	Well Type	E - EXEMPT	Replaces Well 55-	
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Location Information

Cadastral	D20013006000	Book	111	Map	22	Parcel	010	Latitude		Longitude	
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Basin and County Information

Basin	SANTA CRUZ AMA	Sub Basin	70 - SANTA CRUZ AMA	Watershed	09 - SANTA CRUZ RIVER
AMA/INA	H - SANTA CRUZ AMA	County	12 - SANTA CRUZ		

Site Uses		Water Uses	
Site Use 1	WATER PRODUCTION	Water Use 1	DOMESTIC
Site Use 2		Water Use 2	
Site Use 3		Water Use 3	

GWSI Well Information [What is this?](#)

GWSI Site ID	No corresponding GWSI well	GWSI Local ID	No corresponding GWSI well			
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Arizona Department of Water Resources

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Well Registry Information

Registration Number **55- 606448**

- General
- Construction
- Status
- Owner
- Driller
- Pump Data

Well Information											
Site Type	W - WELL			Well Type	N - NON-EXEMPT			Replaces Well 55-			
Location Information 📍											
Cadastral	D20013006CCB	Book	111	Map	22	Parcel	007B	Latitude	31 42 48.2	Longitude	111 3 39.8
Basin and County Information											
Basin	SANTA CRUZ AMA			Sub Basin	70 - SANTA CRUZ AMA			Watershed	09 - SANTA CRUZ RIVER		
AMA/INA	H - SANTA CRUZ AMA			County	12 - SANTA CRUZ						
Site Uses					Water Uses						
Site Use 1	WATER PRODUCTION				Water Use 1	IRRIGATION					
Site Use 2					Water Use 2						
Site Use 3					Water Use 3						
GWSI Well Information What is this?											
GWSI Site ID	314248111033801			GWSI Local ID	D-20-13 06CCB1						

Well Registry is ADWR's well database containing reported information on well status, location and construction.

Water Right

Groundwater Right Registration Number: 100689.0003

Allotment Quantity Acre Feet: 336.34

Allotment Year: 2024

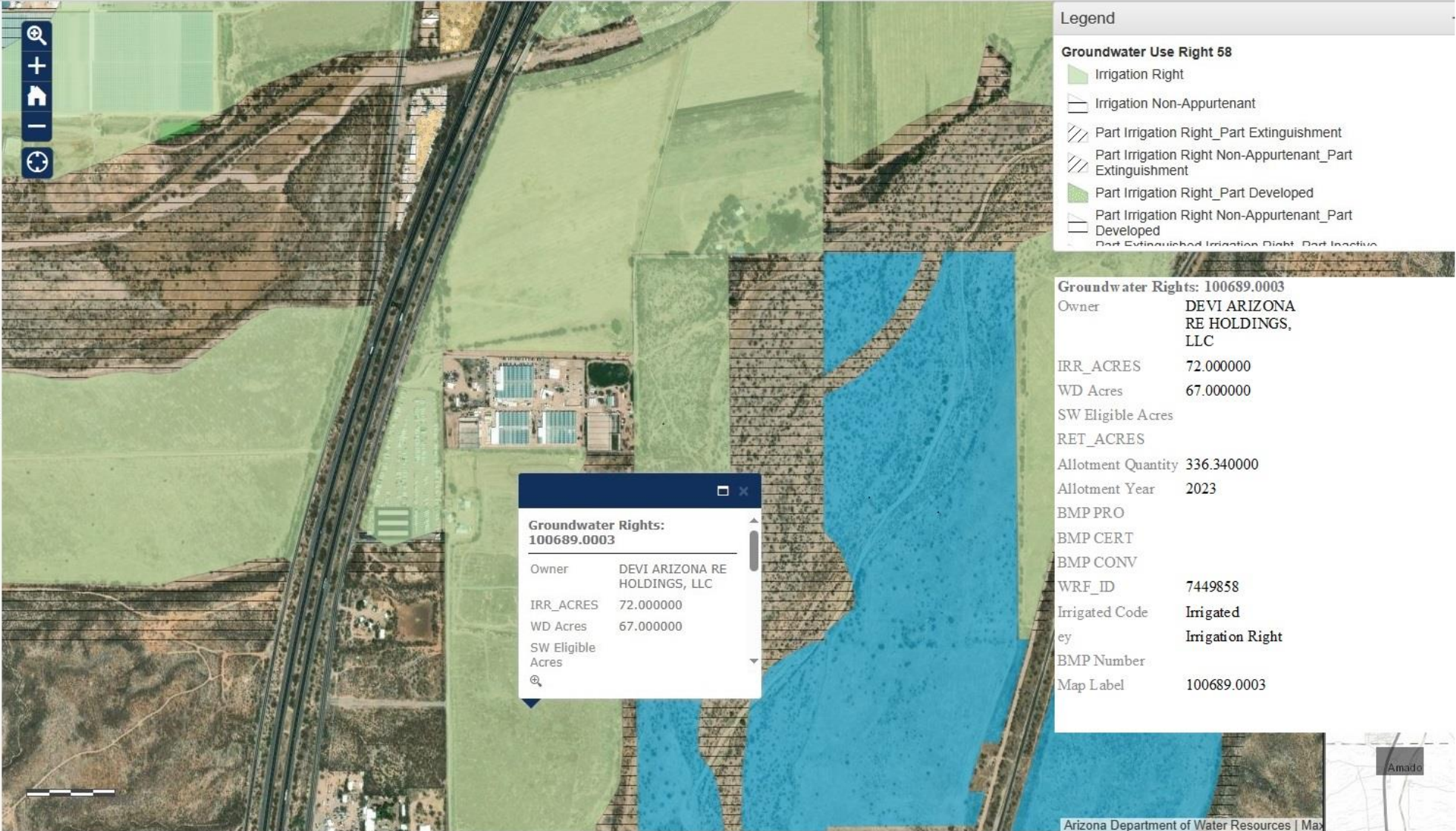
(Reference Well No. 55-606448)

References -

ADWR Main Page: [GIS Data and Maps | Arizona Department of Water Resources \(azwater.gov\)](https://www.azwater.gov/gis)

Water Rights: [IGFR \(azwater.gov\)](https://www.azwater.gov/igfr)

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Legend

Groundwater Use Right 58

- Irrigation Right
- Irrigation Non-Appurtenant
- Part Irrigation Right_Part Extinguishment
- Part Irrigation Right Non-Appurtenant_Part Extinguishment
- Part Irrigation Right_Part Developed
- Part Irrigation Right Non-Appurtenant_Part Developed
- Part Extinguished Irrigation Right_Part Inactive

Groundwater Rights: 100689.0003

Owner DEVI ARIZONA RE HOLDINGS, LLC

IRR_ACRES 72.000000

WD Acres 67.000000

SW Eligible Acres

RET_ACRES

Allotment Quantity 336.340000

Allotment Year 2023

BMP PRO

BMP CERT

BMP CONV

WRF_ID 7449858

Irrigated Code Irrigated
ey Irrigation Right

BMP Number

Map Label 100689.0003

Groundwater Rights: 100689.0003

Owner DEVI ARIZONA RE HOLDINGS, LLC

IRR_ACRES 72.000000

WD Acres 67.000000

SW Eligible Acres



Amado

Zoning and Comprehensive Plan

References -

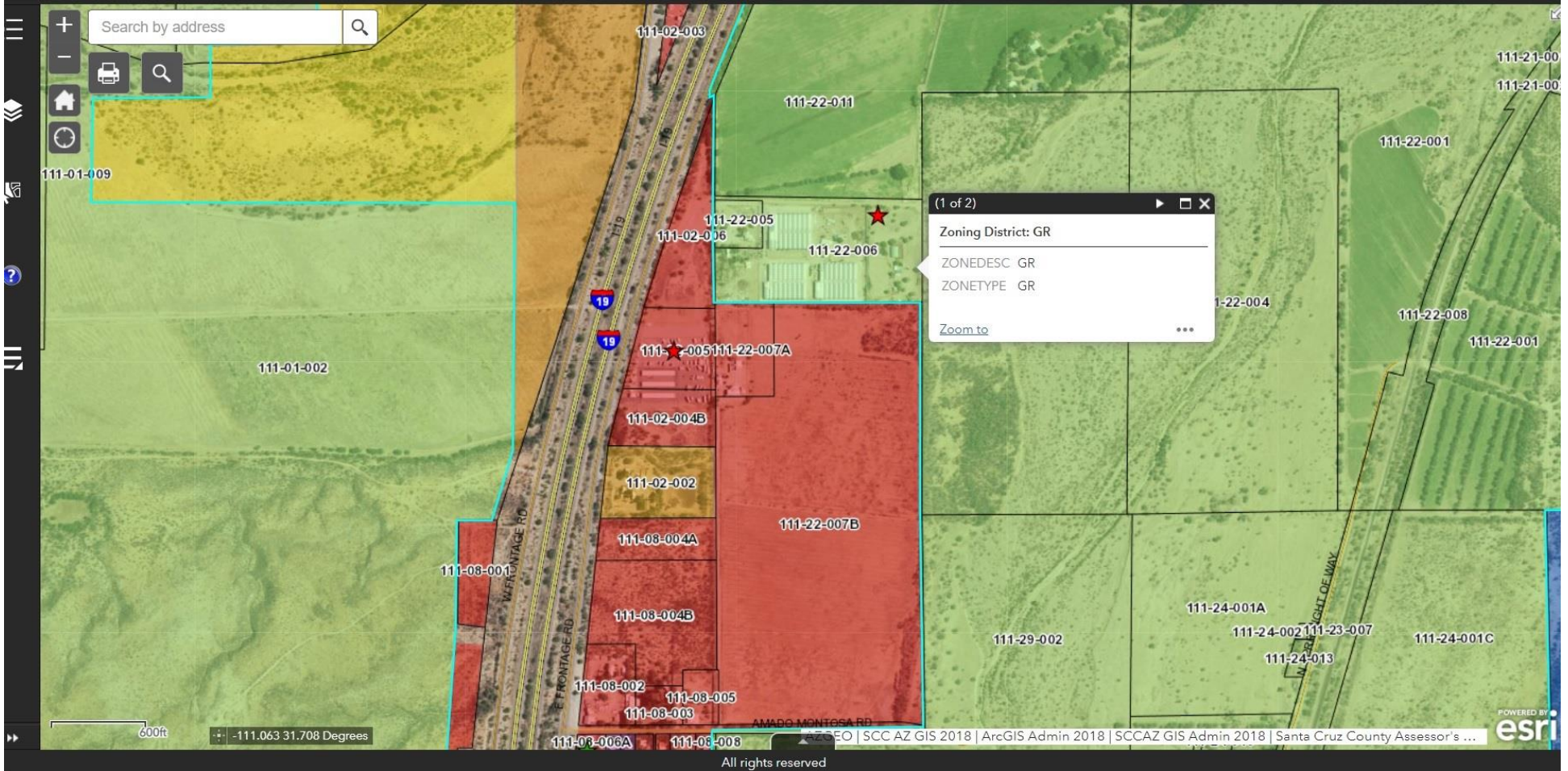
Santa Cruz County Main: [Santa Cruz County, AZ GIS \(arcgis.com\)](https://arcgis.com)

Planning & Zoning: [Santa Cruz County Zoning Map \(arcgis.com\)](https://arcgis.com)

<u>APN</u>	<u>Santa Cruz County Zoning</u>	<u>Additional</u>
111-22-006	GR - General Rural Zoning District	CUP for Cannabis
111-02-004B	B2 - General Business Zoning District	No
111-08-004B	B2 - General Business Zoning District	No
111-22-007B	B2 - General Business Zoning District	No

NOTE: The new CUP for 111-22-006 is CUP-24-3-01: Off-Site Marijuana Cultivation Site on a GR (General Rural) zoned property located at 2935 E Frontage Road in Amado, AZ 85640

Maps Next Four Pages



Search by address

600ft

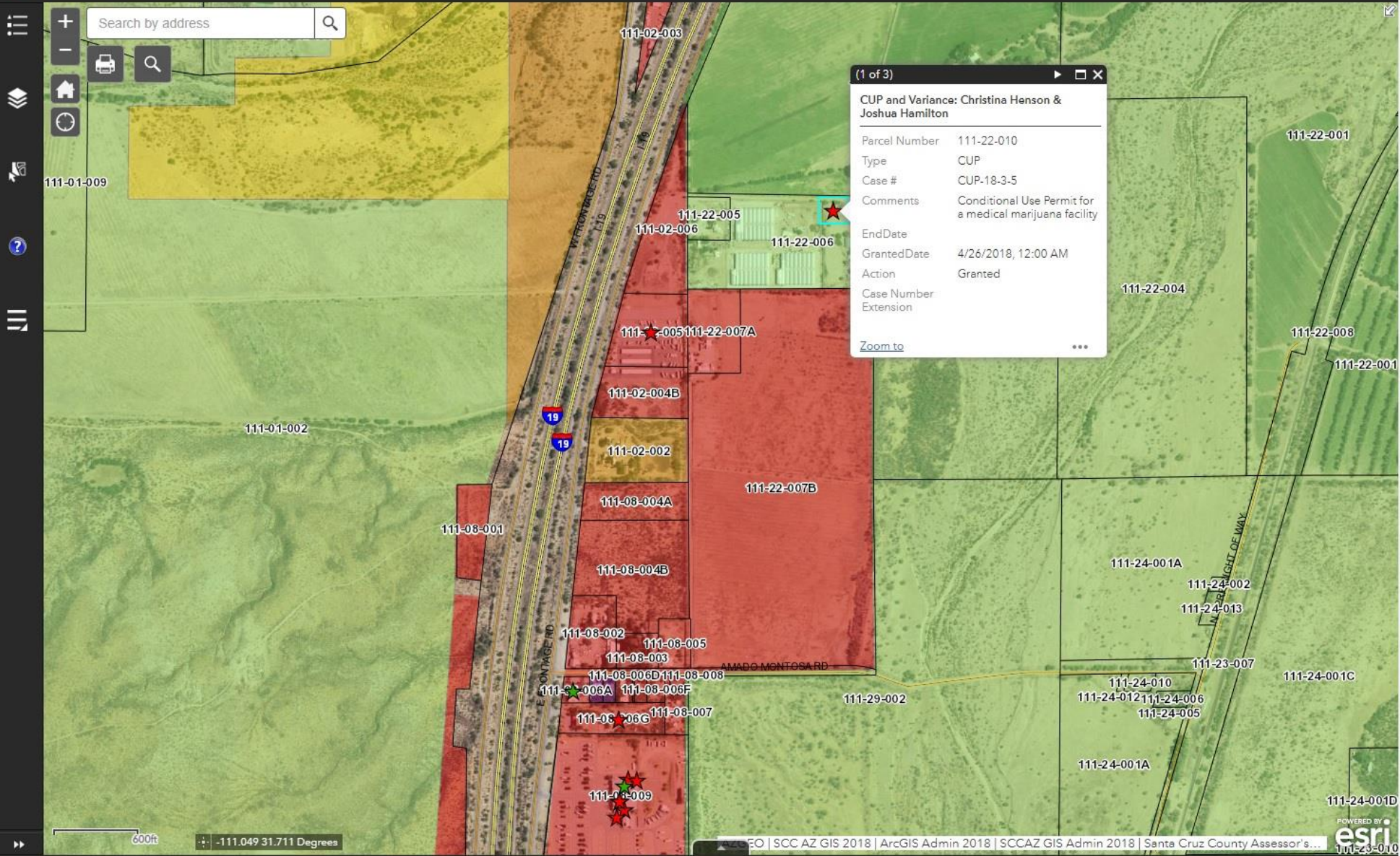
-111.049 31.711 Degrees

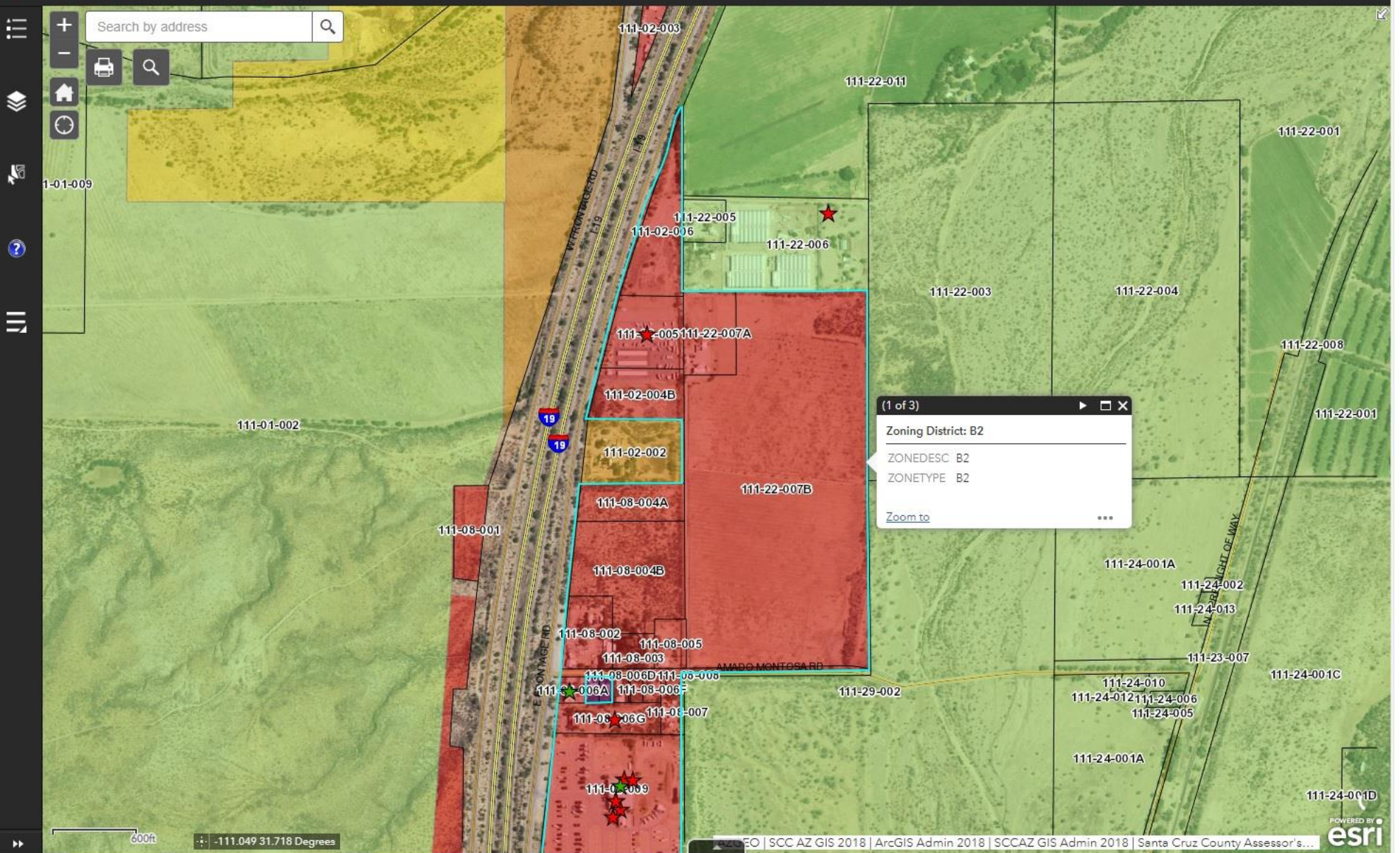
(1 of 3)

CUP and Variance: Christina Henson & Joshua Hamilton

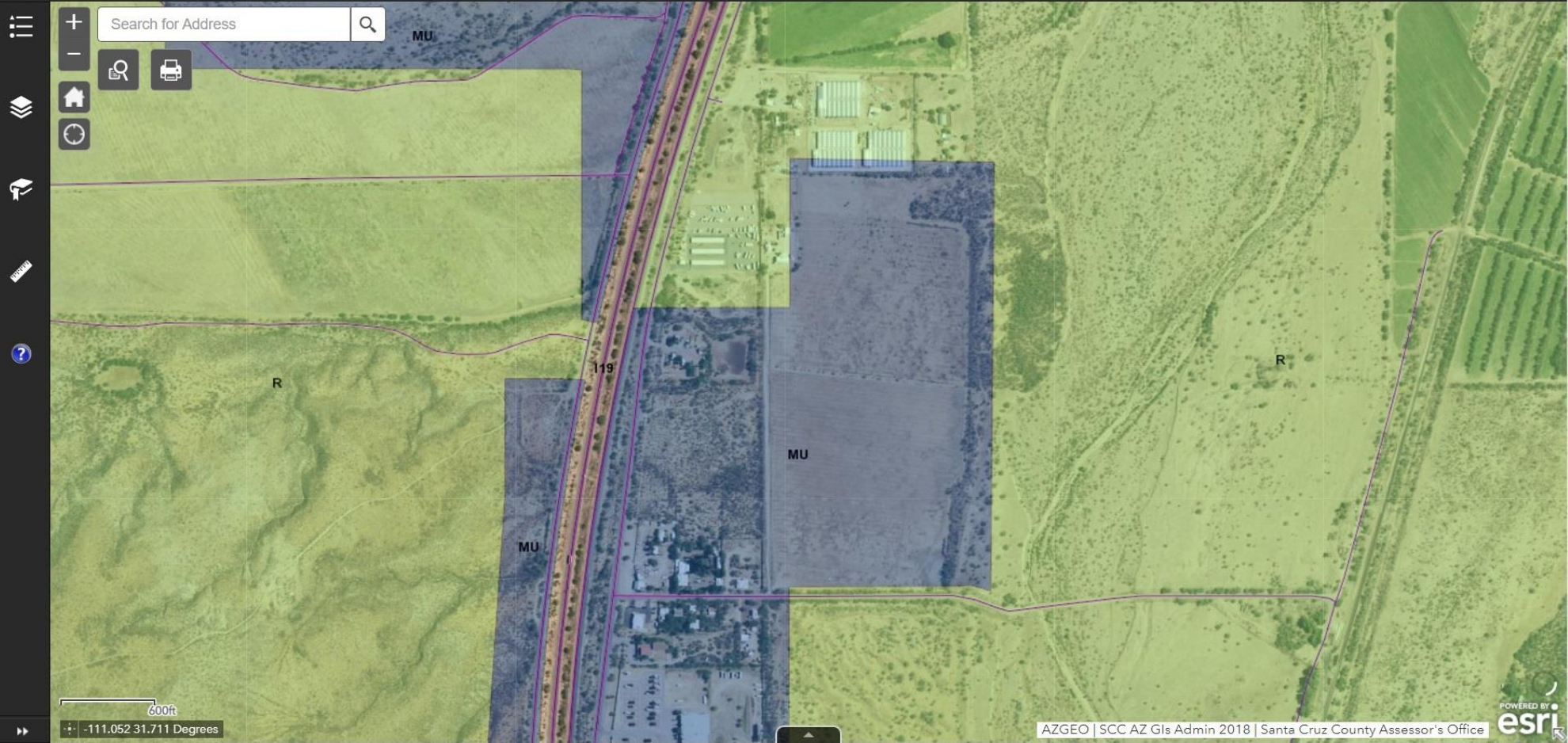
Parcel Number	111-22-010
Type	CUP
Case #	CUP-18-3-5
Comments	Conditional Use Permit for a medical marijuana facility
EndDate	
GrantedDate	4/26/2018, 12:00 AM
Action	Granted
Case Number Extension	

[Zoom to](#) ...





Comprehensive Plan Santa Cruz County, AZ



Property Taxes

Reference

-

Santa Cruz County Assessor - Parcel

Inquiry:

[Santa Cruz County Property Information \(santacruzcountyaz.gov\)](http://santacruzcountyaz.gov)

(Go to the Taxes Tab)

Parcel	Property Taxes: 2023	2022
111-22-006	\$88,047.32	\$88,635.38
111-22- 007B	\$1,578.16	\$1,560.44
111-02- 004B	\$482.98	\$496.04
111-08- 004B	\$783.88	\$868.11
	<hr/>	<hr/>
	\$90,892.34	\$91,559.97

FIRM Map

References -

FIRM

Panels: 04023C0035C; 04023C0030C

FEMA Flood Map Service

Center: [FEMA Flood Map Service Center | Search By Address](#)

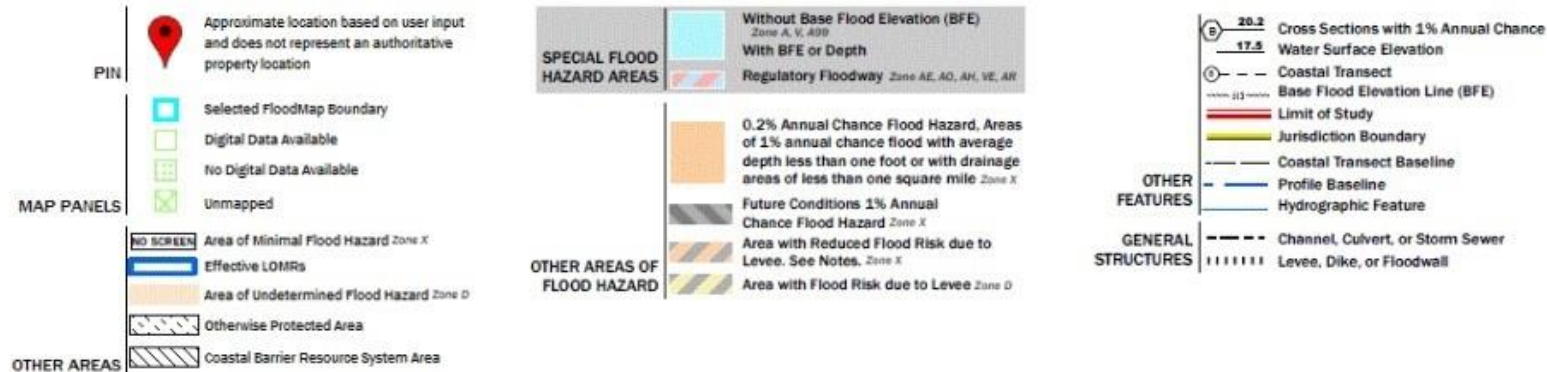
Santa Cruz County: [Santa Cruz County DFIRM Panels \(arcgis.com\)](#)

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Esri, USDA Farm Service Agency, Microsoft

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