



HARTMANN
COMMERCIAL REAL ESTATE

FOR SALE - 620 Acres

- Approx 240 Acres – Irrigated and Actively Farmed Land
- 39P Mesquite Bosque and San Pedro River

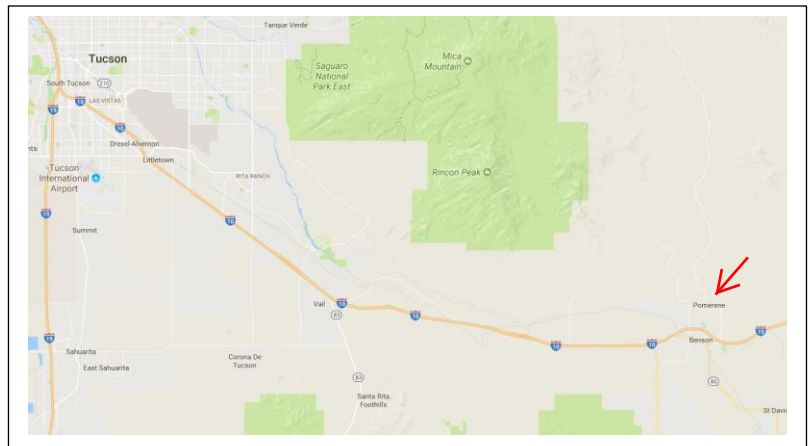
Pomerene Farm

North Cascabel Rd., Benson, AZ

- Parcels :** 208-59-012C & 208-61-007A
- Zoning:** RU-4 (Cochise County)
- Price:** \$3,200,000
- Utilities:** SSVEC electric to lot line; 4 deep artesian wells plus 3 high production irrigation wells for water (288-acre feet ADWR certified); install septic as needed. A Pomerene domestic water line is also to the eastern property line.
- Terms:** Cash;
- Comments:** Great actively farmed land along with approx. 380 acres of pristine mesquite bosque and 1 ½ miles of San Pedro River frontage (both side of river for some portions). Pivots are part of the current farmer's FSA-USDA acquisition program and could stay with the property with proper assumption.

**FOR MORE
INFORMATION
PLEASE CONTACT:**

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FOR SALE - 620 Acres

- **250 Acres – Irrigated and Actively Farmed Land**
- **Mesquite Bosque and San Pedro River**

Pomerene Farm
North Cascabel Rd., Benson, AZ



View to the northeast across the property



Main Access to property

16% = 26.5 hrs pass 18% 24 hrs/pass 20/280 for cutting
13% = 32.6 hrs 20/280 for Baling

ZIMMATIC™

BY LINDSAY

34% = 12.7 hrs



HIGH VOLTAGE
ON/OFF

⚠ DANGER

480 VOLTS
SERVICE CANNOT BE REMOVED BY THIS ON/OFF SWITCH. DISCONNECT ELECTRICAL SERVICE AT ITS SOURCE. DO NOT OPEN UNTIL MACHINE SERVICE IS DISCONNECTED AND THIS ON/OFF SWITCH IS IN OFF POSITION AND LOCKED.

480 VOLTS
MEME SI LE SECTIONNEUR EST COUPE, CERTAINS COMPOSANTS SONT TOUJOURS SOUS TENSION. COUPER L'ALIMENTATION A LA SOURCE, NE PAS OUVRIR TANT QUE L'ALIMENTATION DU PIVOT N'EST PAS COUPEE ET QUE LE SECTIONNEUR DE L'ARMOIRE EST SUR LA POSITION OFF.

480 VOLTIOS
EL SERVICIO ELECTRICO NO SE PUEDE REMOVER CON ESTE SWITCH. EL SERVICIO ELECTRICO SE DEBE DESCONECTAR EN SU FUENTE DE ALIMENTACION. NO ABRA HASTA QUE LA MAQUINA ESTE DESCONECTADA Y EL ON/OFF SWITCH ESTE EN LA POSICION OFF Y ABSEGURADO.

VISION

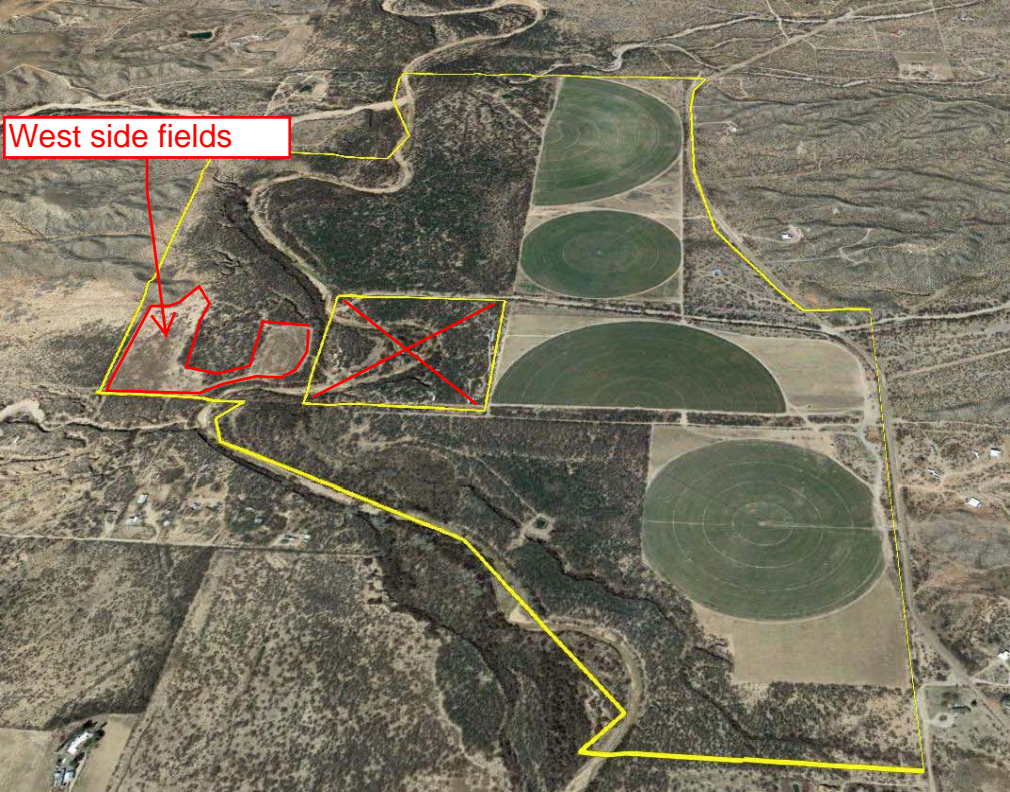
SAFETY OVERRIDE

⚠ CAUTION

STRUCTURAL DAMAGE

PRESSING AND HOLDING THE SAFETY OVERRIDE SWITCH WHILE PRESSING THE FORWARD OR REVERSE SWITCH WILL CAUSE PIVOT MOVEMENT, WHICH COULD RESULT IN DAMAGE TO THE PIVOT. OVERRIDE SWITCH BYPASSES PIVOT SAFETY CIRCUIT.

West side fields





Mesquite
Bosque

Sudan
Grass Fields



North Pond



Mesquite
Bosque

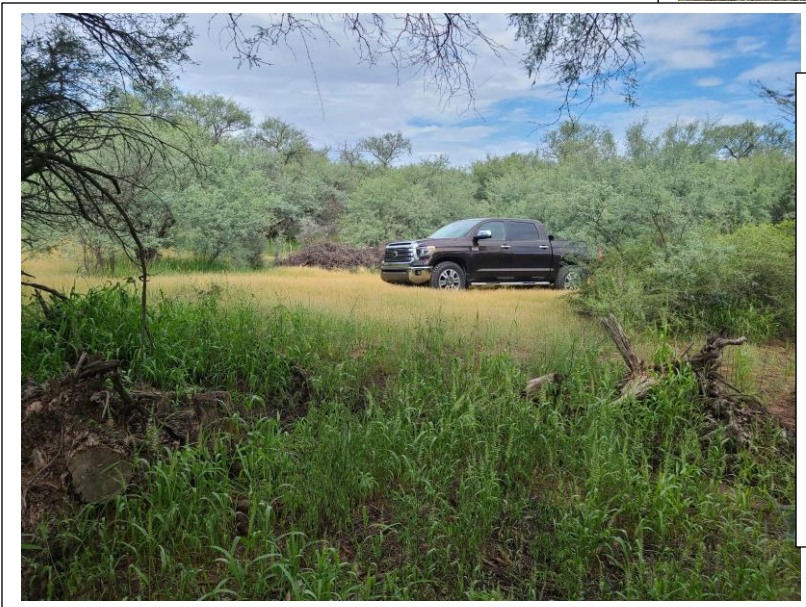
San Pedro
River



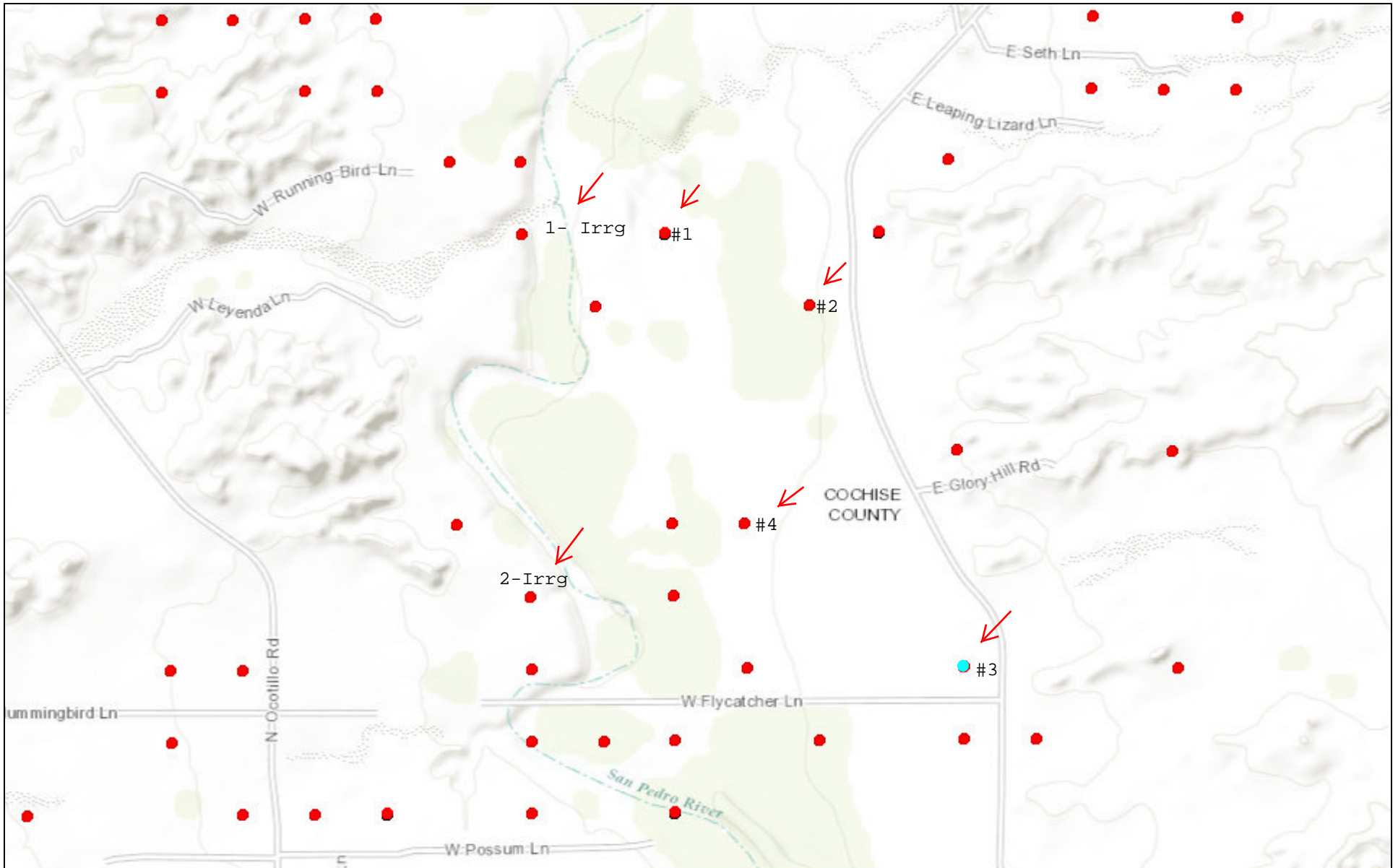
South and North
Ponds



Mesquite
Bosque



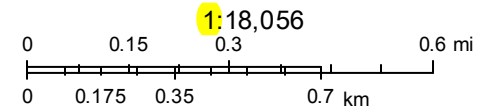
Registry of Wells in Arizona (Wells 55)



January 27, 2017

#1 - 4 = Artesian wells

1-Irrg & 2-Irrg = 2 Irrigation wells



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

TABLE 2**SUMMARY OF WELL PUMPING TEST DATA** (Artesian Wells)

Well Number	Duration of Pumping (hours)	Pumping Rate (gpm)	Static Water Level - ft	Final Pumping Level - ft	Total Drawdown (feet)	Specific Capacity (gpm/ft)
No. 1	20	175	9.95	265.8	255.85	0.68
No. 2	69	155	7.6	249.96	242.36	0.64
No. 3	27	215	35.25	212.3	177.05	1.21
No. 4	21	151	3.53	231	227.47	0.66

Note: gpm - gallons per minute
gpm/ft - gallons per minute per foot of drawdown
ft - feet

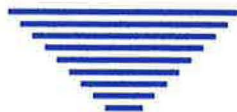


TABLE 5

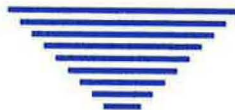
WATER QUALITY DATA - PROJECT WELLS (Artesian Wells)

Well Number	Date Sampled	Concentrations - Milligrams per liter				Temp / pH
		Arsenic	Fluoride	Nitrate	TDS	
No. 1	11-25-06	0.0064	0.32	ND	200 87.6 / 7.8	
No. 2	2-11-07	0.0075	0.32	ND	180 88.7 / 7.6	
No. 3	5-7-07	0.0073	0.34	NA	210 89.4 / 7.0	
No. 4	2-17-07	0.0053	0.2	ND	150 90.6 / 7.4	
Artesion Well-28bab	9-18-05	0.0097	0.2	ND	200 82.5 / 7.6	

Notes: ND - none detected
NA - Not analyzed
Temp: water temperature - degrees Fahrenheit
pH: Field pH

Nitrate: as N

Artesion Well: Deep well previously constructed on project property
Location of well (in the field) 28-bab.
Artesion Flow (current) 10 - 15 gpm.





Director
Thomas Buschatzke

ADWR

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Well Registry Information

Registration Number **55- 623750**

General	Construction	Status	Owner	Driller	Pump Data
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Well Construction Information										
Well Depth (ft)	112	Water Level (ft bls)	42							
Casing Depth (ft)	112	Casing Diameter (in)	16	Casing Type	P - STEEL - PERFORATED OR SLOTTED CASING					
Well Data										
No. of Holes	Irrigated Acres		380	Acre Ft Annum		Intended Capacity (GPM)				0
Pump Completion Report										
Tested Capacity(GPM)	350	Pump Capacity(GPM)	350	Draw Down (ft)		0				
Pump Type	0 - NO PUMP CODE LISTED		Power Type	0 - NO POWER CODE LISTED		Method of Discharge				X - NONE
Place of Use										
Township	N/S	1/2 T	Range	E/W	1/2 R	Section	160 Acre	40 Acre	10 Acre	Cadastral
16	S	0	20	E	0	28	A			D16020028A00
16	S	0	20	E	0	28	A			D99099099BA0
99	S	0	99	E	0	99	B	A		D16020028A00
99	S	0	99	E	0	99	B	A		D99099099BA0

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- 527529**

General	Construction	Status	Owner	Driller	Pump Data					
Well Construction Information										
Well Depth (ft)	131	Water Level (ft bls)	52							
Casing Depth (ft)	131	Casing Diameter (in)	26	Casing Type	P - STEEL - PERFORATED OR SLOTTED CASING					
Well Data										
No. of Holes		Irrigated Acres	200	Acre Ft Annum	Intended Capacity (GPM) 2000					
Pump Completion Report										
Tested Capacity(GPM)	2000	Pump Capacity(GPM)	1200	Draw Down (ft)	28					
Pump Type	T - TURBINE	Power Type	E - NATURAL GAS OR LP GAS > 200 HP	Method of Discharge	7 - CURRENT - VENTURI METER - FLOW					
Place of Use										
Township	N/S	1/2 T	Range	E/W	1/2 R	Section	160 Acre	40 Acre	10 Acre	Cadastral
16	S	0	20	E	0	21	C			D16020021C00

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

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