

# 1421± ACRES FARM/RANCH LAND

Online Auction: **DEC. 6 · 6 PM MST**

BE SURE TO STOP BY TO TAKE A LOOK AT THE PROPERTY

**PROPERTY LOCATION:**

CR 5152 , CONCHO, ARIZONA, 85924

**PREVIEW DATES**

NOVEMBER 11 - 1:00 PM MST

NOVEMBER 27 - 1:00 PM MST

DECEMBER 3 - 1:00 PM MST



Arizona Country  
Real Estate



for more information

(623) 777-9082

**ArizonaFarmAuction.com**

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Auction  
Manager

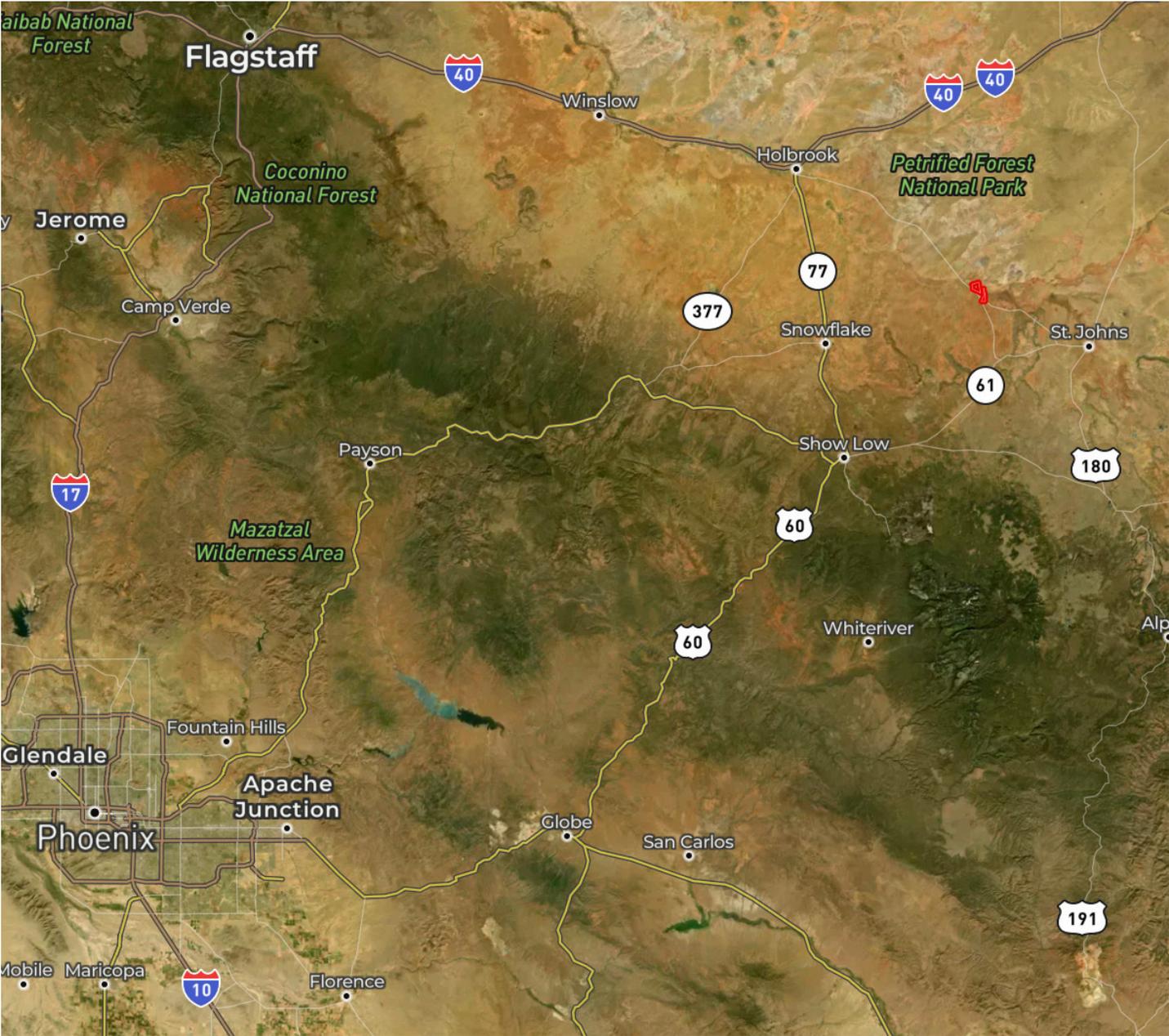
Jimmie Dean Coffey | 812.360.6005 | [jcoffey@unitedcountryin.com](mailto:jcoffey@unitedcountryin.com)

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**DISCLAIMER:** All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

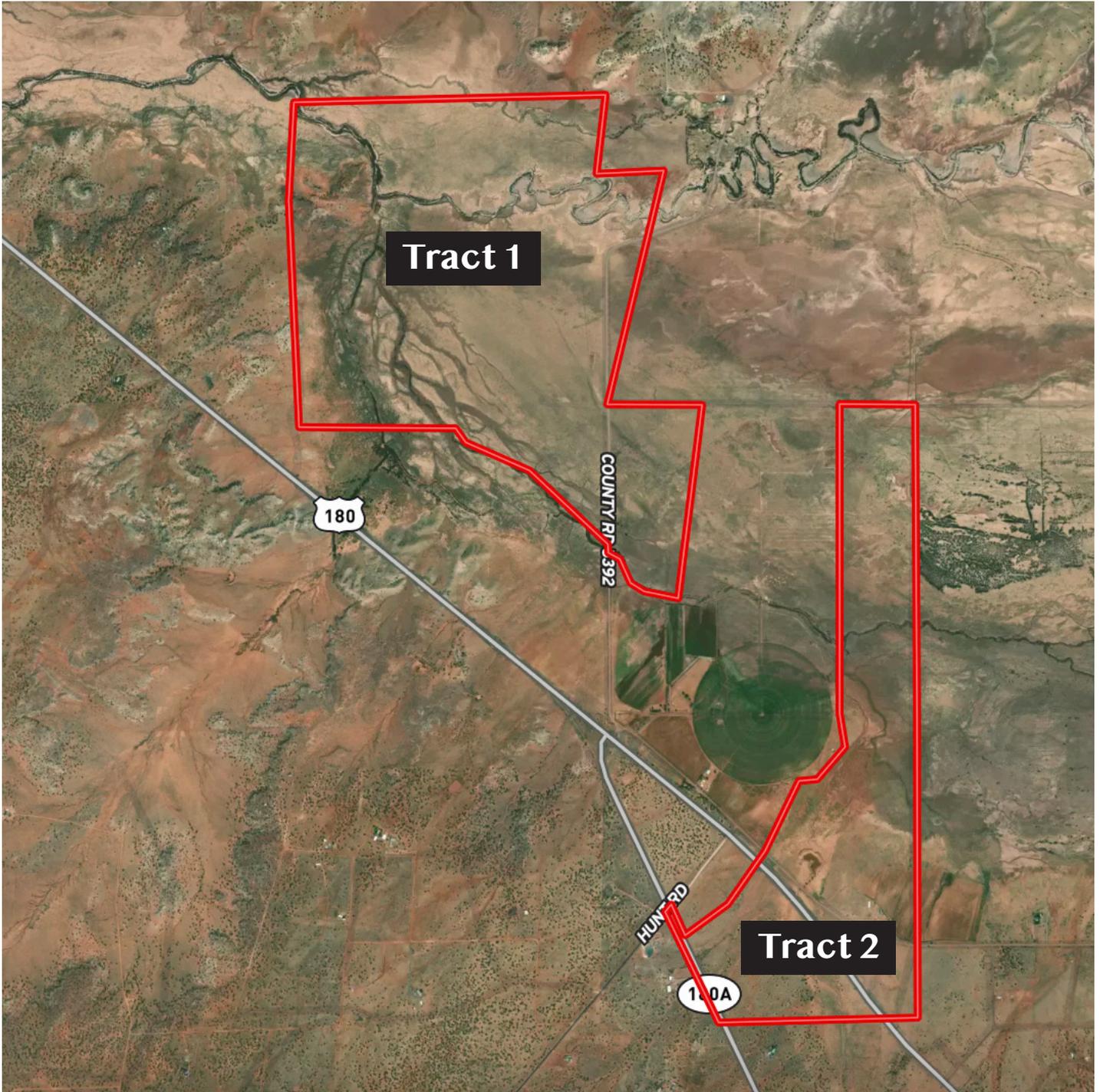
# LOCATION

MAP



# AERIAL

MAP



# TERMS & CONDITIONS

## OF THE AUCTION

### Conco AZ Land Auction

#### TERMS AND CONDITIONS

**530 CO Rd 5152 - Chambers, AZ  
4451 White Mountain - Show Low, AZ  
Apache County**

- The property will be offered for sale via a Public Online - Internet Bidding Platform
- The property will be offered as two independent tracts:
  - Tract 1: 949-acre farm land
  - Tract 2: 471.85-acre farm land
- All bids / offers must be entered prior to Wednesday, Dec. 6 2023 – 6:00pm AZ
- To be approved as a bidder a signed copy of the terms and conditions along with a signed bidder's certification must be received and approved by the auction office.
- Financing is not a Contingency; bidders must be prepared to pay cash at closing.
- This property will be sold subject to seller's approval, sells with an un-disclosed reserve.
- Property sells As-Is with no warranties expressed or implied. Bidders may perform their independent inspections prior to bidding.
- This property is Subject to prior sale (the property can be purchased prior to end of auction).
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- An **11%** buyer's premium will be added to the final bid and charged to the buyer at closing, the final bid plus the 11% buyer's premium will establish the final sales price.
- Any pre-auction offers must be made & presented to Listing Broker based on these Bidding Rules (Terms & Conditions).
- Down Payment: A "Down Payment" of \$10,000 per tract must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the purchase agreement. The down payment will be deposited with Pioneer Title Company.
- Upon the acceptance of the purchase agreement between the buyer and the seller, the down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer's premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before December 29, 2023.
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing. Preliminary title search provided in "Bidder's Info Packet".
- Real Estate Taxes will be prorated to the day of closing.
- Closing shall take place at the office of: Pioneer Title Company, 2955 N Lake Valley Rd., Prescott Valley, AZ 86314.
- Closing transaction fee will be paid by the buyer.

# TERMS & CONDITIONS

## OF THE AUCTION

- Closing will be on or before December 29, 2023
  - A Real Estate closing transaction fee of \$250.00 will be charged to the buyer at closing.
- Possession will be granted day of final closing
- Successful Bidder shall execute electronically a “Real Estate Purchase Agreement” for the property immediately after being declared Successful Bidder.
- United Country Real Estate and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the bidding take precedence over all advertising, oral or printed material.
- Preview dates & times by appointment only

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Bidder

Date

# PROPERTY

## INFORMATION

### Arizona Farm & Ranch Land for Sale in Eastern Arizona

Auction Ends: December 6th, 6:00 PM MST

Preview Dates:

Saturday, November 11th – 1:00 PM MST

Monday, November 27th – 1:00 PM MST

Sunday, December 3rd – 1:00 PM MST

Extraordinary Farm & Ranch Ground Auction Opportunity in Eastern Arizona

Discover a unique opportunity to own prime agricultural land with exceptional water resources in Eastern Arizona. Located just south of Holbrook and north of Show Low, this property will be offered at auction, closing on December 6th at 6:00 PM MST.

Property Highlights:

Total Acres: 1,421 acres

Two Tracts:

**Tract 1** - 949± acres

Premium cattle grazing or farm land with access to water and quality grass. There is power conveniently located near Tract 1 as well.

**Tract 2** - 471± acres with a well

boasts a certified well with a remarkable flow rate of 700 Gallons Per Minute. Hoop houses and irrigated fields provide ample opportunities for agricultural ventures. Hoop houses sized:

24' x 75'

24' x 85'

24' x 100'

Features perimeter fence on 3 sides and cross-fencing

Also includes two cargo containers and irrigation supplies, enhancing its versatility for agricultural purposes.

The power supply is equipped with 200 amp service, with 50 amps allocated to each pedestal. Additionally, the well on Tract 2 is powered for seamless operation.

Incredible Features:

This expansive property, offering excellent water resources and outstanding grazing land, is a rare find in Arizona.

Previously certified as Organic in 2020, this land is ready for your farming vision. Re-certification may be possible for the next owner.

The Little Colorado River flows through the property, offering level ground suitable for grazing, farming, or creating your personal homestead.

This property offers easy access off state route 180, ensuring convenient transportation and logistics for your farming and ranching operations.

Don't miss out on this incredible opportunity to own a premium cattle ranch and grazing land in Arizona's fertile landscape. Join us at the auction and secure your future in this thriving agricultural region.

# ORGANIC CERTIFICATION

PAPERWORK



## Certification Acknowledgement

This is to certify that

**Gorilla FarmCo**  
**31248 Oak Crest Dr**  
**Suite 210**  
**Westlake Village, CA 91361**  
**United States**

is Certified Organic by Oregon Tilth to the  
USDA Organic Regulations, 7 CFR Part 205

**Scope:** NOP-Crop

**Client Identification Number:** OT-034442

**Certified Organic Products:** Per attached System Plan Summary

**Certified by OTCO since:** 08/19/2020

**NOP effective date:** 08/19/2020

**NOP ID:** 8150014311

**Anniversary Date:** 01/01/2023

Once certified, a production or handling operation's organic certification  
continues in effect until surrendered, suspended or revoked.

**Certificate Issue Date:** 04/14/2022

Authorized by:

Connie Karr, Certification Director

Certificate Number: Z-69281-2008

Doc - Certificate | Rev. 11/30/2021

**Oregon Tilth, Inc.**

PO Box 368, Corvallis, OR 97339, USA • PH: 1-503-378-0690 • FX: 1-541-753-4924 • [www.tilth.org](http://www.tilth.org) • [organic@tilth.org](mailto:organic@tilth.org)

# ORGANIC CERTIFICATION

PAPERWORK



## Certification Acknowledgement

This is to certify that

**Gorilla FarmCo**  
**31248 Oak Crest Dr**  
**Suite 210**  
**Westlake Village, CA 91361**  
**United States**

is declared by Oregon Tilth to be in compliance with the following standards / programs:

### Standard / Program

US/Canada Equivalence-Crop

### Certification Period

Compliant Since: 08/19/2020

*Products on the attached Organic System Plan Summary identified with compliance marks for US-Canada Equivalency are certified in accordance with the terms of the U.S. - Canada Organic Equivalency Arrangement.*

**Client Identification Number:** OT-034442

**NOP ID:** 8150014311

**Certificate Issue Date:** 04/14/2022

**Certified by OTCO since:** 8/19/2020

Certificate Number: Z-69281-2008

Authorized by:

Connie Karr, Certification Director

Doc - Certificate | Rev. 11/30/2021

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# ORGANIC CERTIFICATION

## PAPERWORK



### System Plan Summary

**Gorilla FarmCo**  
**31248 Oak Crest Dr**  
**Suite 210**  
**Westlake Village, CA 91361**  
**United States**

**Client Identification Number:** OT-034442  
**NOP ID:** 8150014311  
**Certificate Issue Date:** 04/14/2022  
**Certified by OTCO since:** 8/19/2020

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#### 100% Certified Organic Land, fields and crops:

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Parcels	Crops	Compliance
Gorilla Farm Co 204-01-012: 530 CR 5152, Concho, Arizona	Cover Crop, Hemp	NOP-Crop, US/Canada Equivalence-Crop
Greenhouse: 530 CR 5152, Concho, California	Transplants (See Farm Products for list)	NOP-Crop, US/Canada Equivalence-Crop

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#### Certified Product (100% Organic)

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Product	Compliance
<b>Farm Products:</b>	
Transplants > Hemp Transplants	NOP-Crop
<b>Health Products:</b>	
Extracts > Hemp Extract Hemp CBD Raw Extract	NOP-Crop

# PARCEL

## INFORMATION

**Account: R0034855**

### Location

**Parcel Number** 204-01-007E  
**Tax Area** 0100 - SD#1, WHITE MTN HEALTH CARE DIST

**Situs Address**

**Legal Summary (Note: Summary ONLY, may not be fully complete for use on legal documents)** Section: 3 Township: 14N Range: 25E BEG NE COR OF SEC 3 SLY 5388.34' TO SE COR SAID SEC 3 W 1711.55' N 2290.61' N 1454.36' N 1663.4' E 1299.22' TO POB.

### Owner Information

**Owner Name** GORILLA FARMCO INC  
**Owner Address** 22809 PACIFIC COAST HIGHWAY  
 MALIBU, CA 90265

### Assessment History

<b>Full Cash Value (FCV)</b>	\$25,154
<b>Limited Property Value (LPV)</b>	\$25,154
<b>Primary Assessed</b>	\$3,773
<b>Secondary Assessed</b>	\$3,773

**Tax Area:** 0100 **Primary Rate:** 4.4287  
**Secondary Rate:** 2.9062

<u>Legal Class</u>	<u>FCV</u>	<u>LPV</u>	<u>Primary Assessed</u>	<u>Secondary Assessed</u>
02.R	\$25,154	\$25,154	\$3,773	\$3,773

### Transfers

<u>Sale Date</u>	<u>Sale Price</u>	<u>Doc Description</u>
<a href="#">10/27/2009</a>	<a href="#">\$28,159</a>	<a href="#">Special Warranty Deed</a>
<a href="#">10/27/2009</a>	<a href="#">\$480,000</a>	<a href="#">Warranty Deed</a>
<a href="#">04/01/2019</a>	<a href="#">\$700,000</a>	<a href="#">Affidavit</a>
<a href="#">04/01/2019</a>	<a href="#">\$700,000</a>	<a href="#">Warranty Deed</a>

### Images

- [GIS](#)



# PARCEL

## INFORMATION

### Account: R0110724

#### Location

**Parcel Number** 204-01-012A

**Tax Area** 0100 - SD#1, WHITE MTN  
HEALTH CARE DIST

**Situs Address** 530 5152

**Legal Summary (Note: Summary ONLY,  
may not be fully complete for use on legal  
documents)** Section: 2 Township: 14N Range:  
25E SEE SURVEY 2021-008582

#### Owner Information

**Owner Name** JMK PROPERTIES LLC

**In Care Of Name** MIKE MEIXLER

**Owner Address** 4451 S WHITE MTN RD STE  
A  
SHOW LOW, AZ 85901

#### Assessment History

**Full Cash Value (FCV)** \$205,838

**Limited Property Value (LPV)** \$142,749

**Primary Assessed** \$21,412

**Secondary Assessed** \$30,876

**Tax Area:** 0100 **Primary Rate:** 4.4287

**Secondary Rate:** 2.9062

<u>Legal Class</u>	<u>FCV</u>	<u>LPV</u>	<u>Primary Assessed</u>	<u>Secondary Assessed</u>
02.R	\$205,838	\$142,749	\$21,412	\$30,876

#### Transfers

No Transfer Documents

#### Images

- [GIS](#)



# PARCEL

## INFORMATION

### Account: R0110725

#### Location

**Parcel Number** 204-01-012B  
**Tax Area** 0100 - SD#1, WHITE MTN HEALTH CARE DIST  
**Situs Address** 530 5152  
**Legal Summary** (Note: Summary ONLY, may not be fully complete for use on legal documents) Section: 2 Township: 14N Range: 25E SEE SURVEY 2021-008582

#### Owner Information

**Owner Name** JMK PROPERTIES LLC  
**In Care Of Name** MIKE MEIXLER  
**Owner Address** 4451 S WHITE MTN RD STE A  
SHOW LOW, AZ 85901

#### Assessment History

<b>Full Cash Value (FCV)</b>	\$129,759
<b>Limited Property Value (LPV)</b>	\$89,988
<b>Primary Assessed</b>	\$13,498
<b>Secondary Assessed</b>	\$19,464

**Tax Area:** 0100 **Primary Rate:** 4.4287  
**Secondary Rate:** 2.9062

<u>Legal Class</u>	<u>FCV</u>	<u>LPV</u>	<u>Primary Assessed</u>	<u>Secondary Assessed</u>
02.R	\$129,759	\$89,988	\$13,498	\$19,464

#### Transfers

No Transfer Documents

#### Images

- [GIS](#)



# BID CERTIFICATION

## DOCUMENT

Internal Office Use  
Received \_\_\_\_\_

Date

Time

By

Approved By



### BID CERTIFICATION

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.**

By signing this certification and returning it to the offices of United Country – Arizona Country Real Estate & United Country – Coffey Realty & Auction, or an employee therein. **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the “Deposit” and “Further sum” requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: CR 5152 , Concho, Arizona, 85924

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Return to: 4228 State Road 54 W - Springville, IN 47462  
(812) 822-3200 | [UnitedCountryIN.com](http://UnitedCountryIN.com)  
E-mail: [jcoffey@UnitedCountryIN.com](mailto:jcoffey@UnitedCountryIN.com) cc: [pcoffey@UnitedCountryIN.com](mailto:pcoffey@UnitedCountryIN.com)