



LUCILLE FARM

±78.68 ACRES | WELLTON, ARIZONA



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OVERVIEW



Lucille Farm - Farmland Investment Opportunity in Arizona

Lucille Farm is a key opportunity to enter or expand into the exclusive Yuma agriculture market. With \$3.9 billion in agricultural GDP, ±180,000 irrigated acres, strong CO River rights, and one of the sunniest regions globally that enables year-round production of specialty crops, Yuma, Arizona is one of the most specialized and vibrant agricultural economies in the nation.



Investment Strength

- Sale leaseback potential with multigenerational farm family.
- Strong potential for long-term appreciation, supported by the continued scarcity of farmland in Arizona due to urban, industrial, and energy development.
- Part of the Yuma farming region, a hub for U.S. produce and export markets.



Location & Growing Conditions

Lucille Farm benefits from:

- Being located within the Wellton-Mohawk Irrigation & Drainage District, which has high priority irrigation rights and delivers year-round surface water from the Colorado River.
- Well-drained soils and year-round sunshine, creating optimal conditions for multiple high-value crops.
- Laser leveled fields with cement ditches.



Why Lucille Farm?

Lucille Farm offers a combination of security, productivity, and growth potential. In addition, Yuma, Arizona, is one of the most specialized and vibrant agricultural economies in the nation. With its water security and strong tenant in place, Lucille Farm stands out as a high-yielding farmland asset positioned to meet the growing demand for U.S. agricultural land for decades to come.

PROPERTY DETAILS



PRICE

- \$1,783,600
- \$24,500 Price Per Water Buy Acre

LOCATION Located at the northwest corner of S Ave 33 E & E County 7th Street in Wellton, Arizona

SIZE ±78.68 Gross Acres

IRRIGATION ACRES 72.8 Water Buy Acres

PARCEL 185-14-006

TAXES \$1,669.24 (2026)

ZONING RA-40, Yuma County

UTILITIES

Electricity: WMIDD
Gas: Southwest Gas Company
Irrigation: Wellton-Mohawk Irrigation District and Drainage District

FARM COMMENTS

- Primarily composed of Class 1 and Class 2 soils
- Seller leaseback opportunity
- Currently leased to winter produce tenant



PROPERTY DETAILS



LUCILLE FARM | ARIZONA



LOCATION
Wellton, Arizona



SIZE
±78.68 Gross Acres



WATER
±72.8 Water Buy Acres



PRICE
\$1,783,600



LUCILLE FARM

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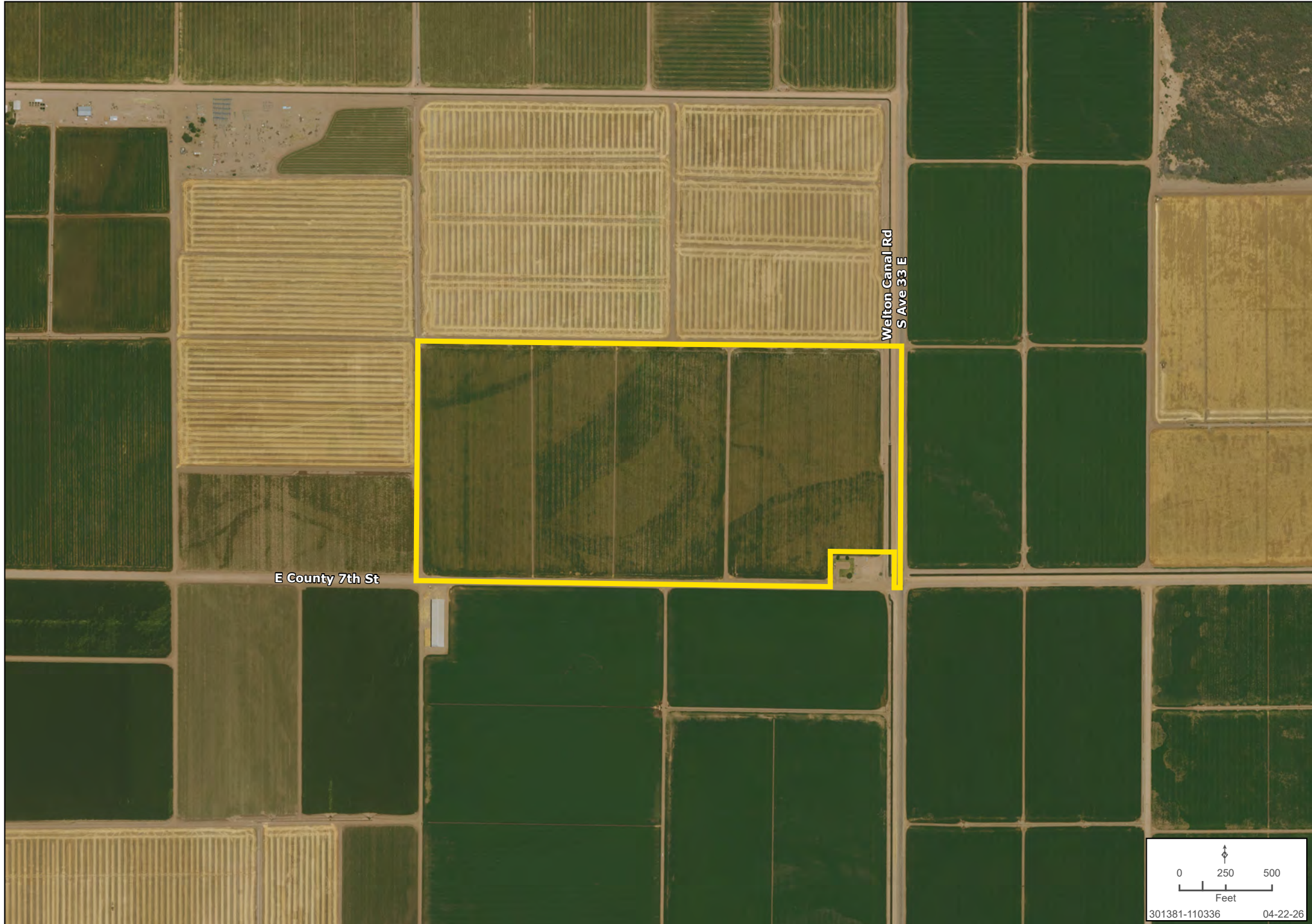
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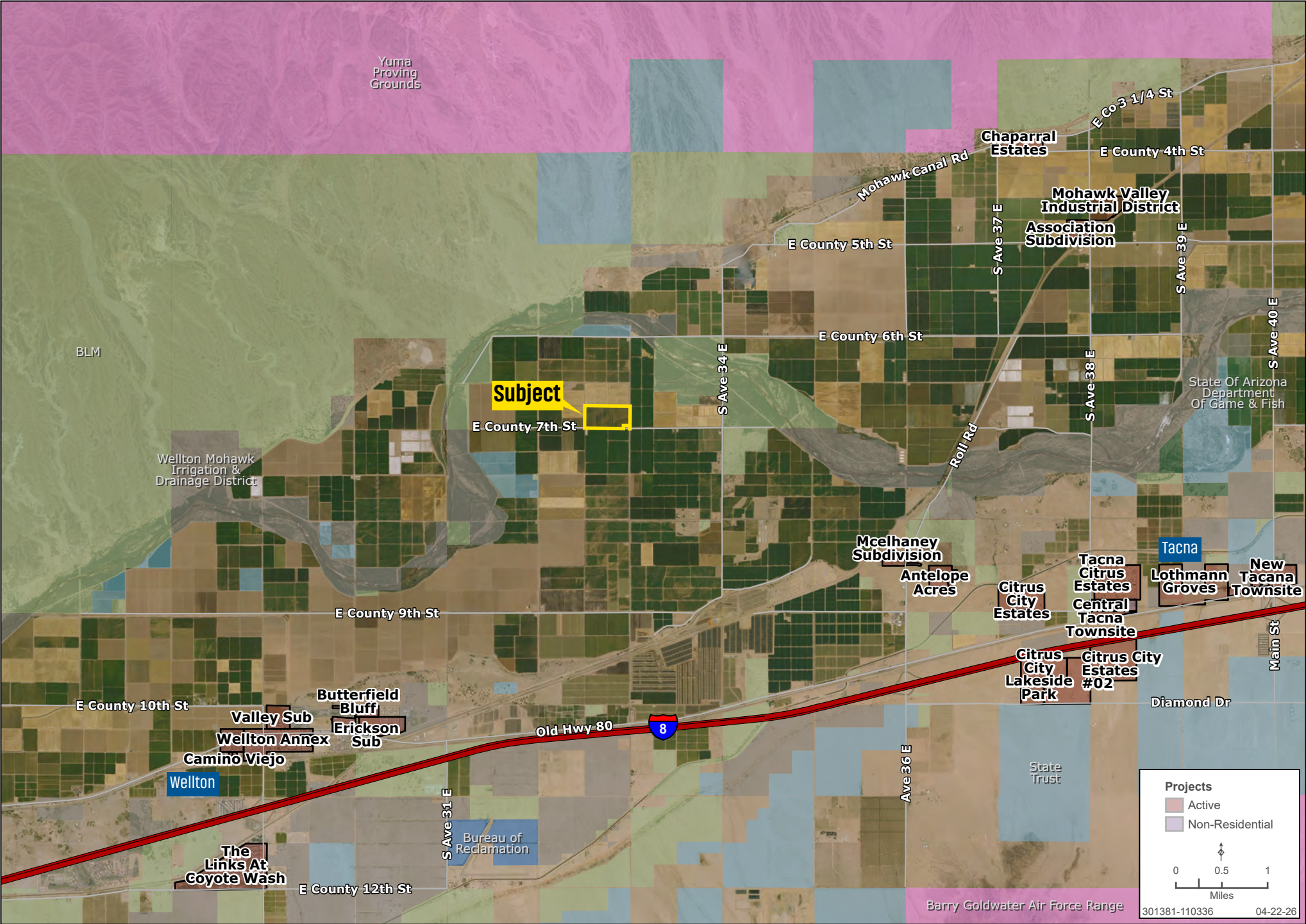
PROPERTY PHOTOS



DETAIL | LUCILLE FARM

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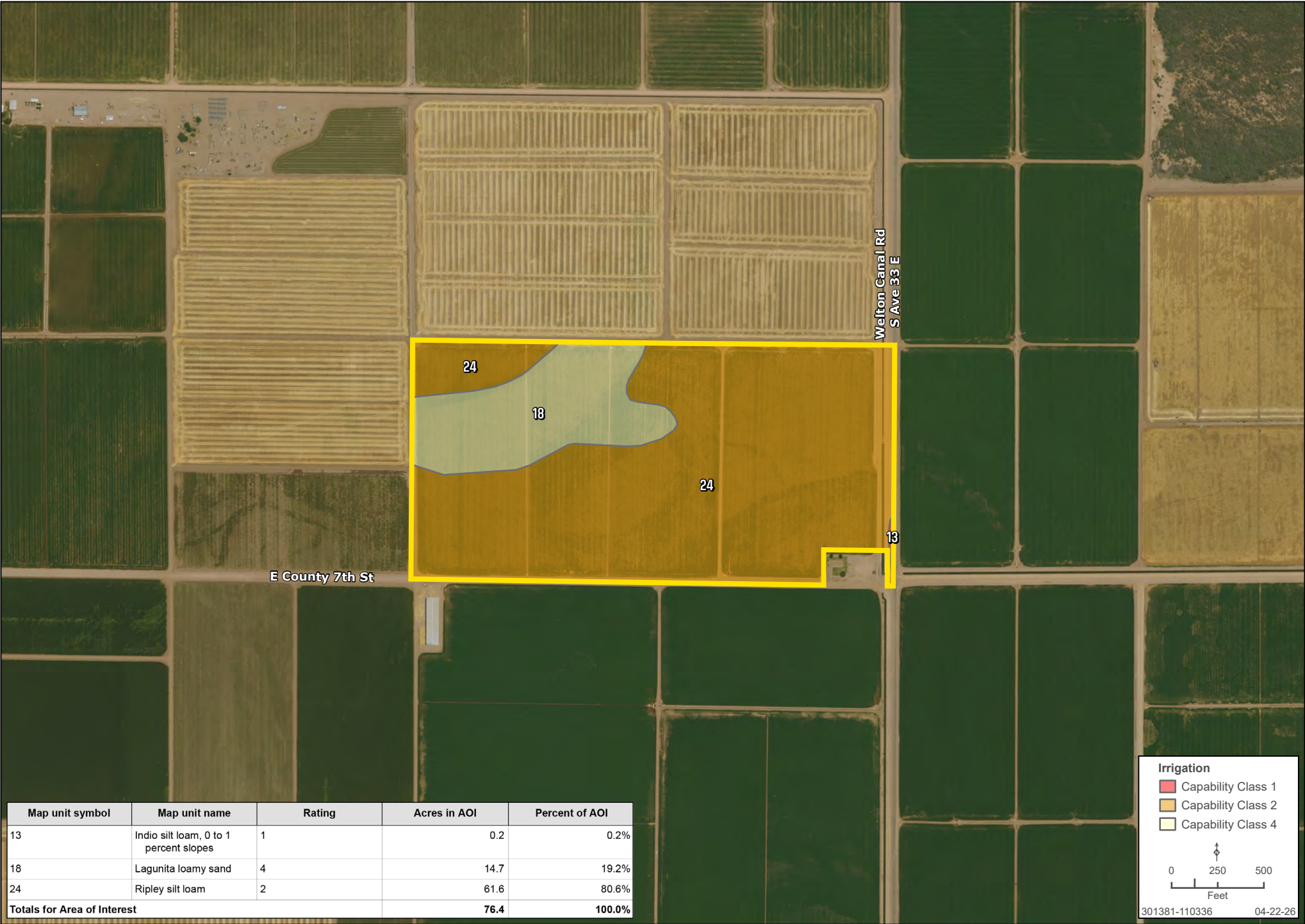
REGIONAL | LUCILLE FARM

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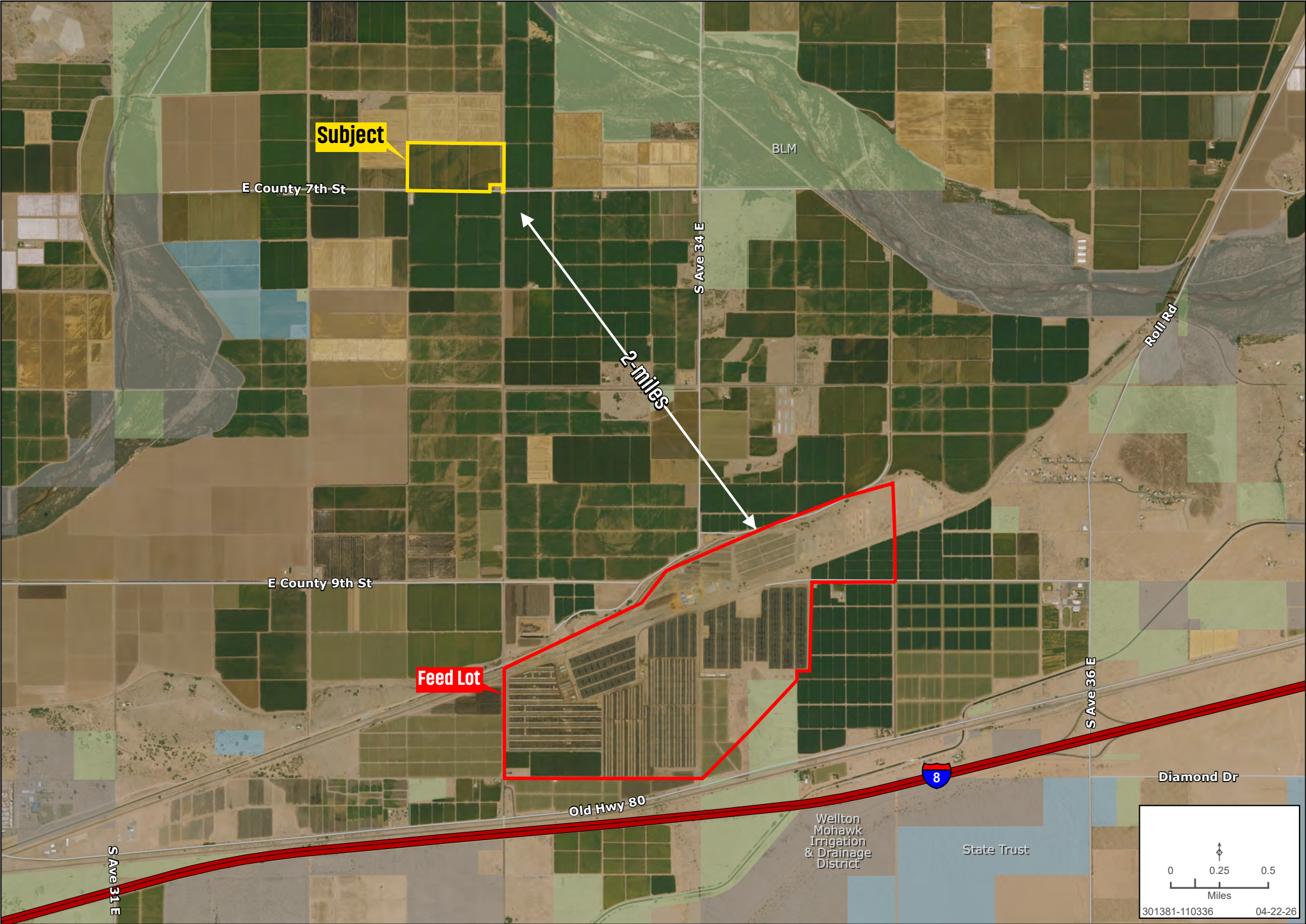


SOILS & IRRIGATION CAPABILITY | LUCILLE FARM

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13	Indio silt loam, 0 to 1 percent slopes	1	0.2	0.2%
18	Lagunita loamy sand	4	14.7	19.2%
24	Ripley silt loam	2	61.6	80.6%
Totals for Area of Interest			76.4	100.0%



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