

PROPERTY DISCLOSURE STATEMENT FARM AND RANCH

INSTRUCTIONS AND ACKNOWLEDGMENT REGARDING THIS FORM

This Statement discloses Seller's current, actual knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is designed to assist Seller to provide information about the Property and to assist Buyer in evaluating the Property being considered. Conditions may exist which are unknown to Seller. Buyer is encouraged to address concerns about the Property whether or not included in this Statement.

This Statement does not relieve Seller of the obligation to disclose a condition of the Property that may not be addressed on this form or a change in any condition after the date of this Statement, and is not a substitute for inspection by the Buyer. The broker, does not warrant or guarantee the information in this disclosure.

The following are definitions for the answers to the questions listed below:

Yes = Yes No = No, not to Seller's current, actual knowledge

Do not leave any questions blank. Attach additional pages if needed.

Initials: Buyer: _____ Seller: AK

Name of Owner: Manzana Orchards, LLC

Name of Farm or Ranch: Auction Tract 1 – Briggs and Eggers Orchard

Nearest Town: Willcox, AZ

Legal Description APN: 114-22-066, 114-22-108 and 144-22-107

<u>114-22-066</u>	Section <u>29</u>	Township <u>11S</u>	Range <u>24 E</u>
<u>114-22-108</u>	Section <u>29</u>	Township <u>11S</u>	Range <u>24 E</u>
<u>114-22-107</u>	Section <u>29</u>	Township <u>11S</u>	Range <u>24E</u>

or see metes & bounds description attached as Exhibit _____, _____ County, Arizona. (See Title Report)

Total Acres: 158.47+/- Deeded: N/A State Lease: N/A B.L.M.: N/A

Forest Permits: N/A Private Lease: N/A Other: N/A

Mineral Rights: See Title Report

Direction from Nearest Town: North Distance: 19+/- Miles Roads: Fort Grant/Brookerson

Distance to Grade Schools: 19 +/- Miles

WATER

Domestic Water _____

Irrigation Water X 2 Irrigation Wells

Registered Well No. 55-509834 Depth 840 Power 150 hp Capacity 800 gal

Registered Well No. 55-612294 Depth 700 Power 150 hp Capacity 800 gal

Registered Well No. _____ Depth _____ Power _____ Capacity _____

Registered Well No. _____ Depth _____ Power _____ Capacity _____

Water Assessment _____

Initials: Buyer(s) _____

Initials: Seller(s) AK

CROPS

Acres Cultivated _____ Irrigated _____ Non-irrigated _____ Sub-irrigated _____

Crops Now Growing Apple Trees – See Inventory

Following crops are are not included in the sale price _____

BUILDINGS AND OTHER STRUCTURES

Home/Office 27207 Brookerson Rd - Manufactured Home

No. of Rooms 2 Roof Metal Foundation Block Basement N/A

Gas Yes Electricity Yes Other Utilities Internet Bathrooms 1 Water System Shared Well

Heat Yes Other Living Quarters Office

Approximate Age of Dwelling: 45 years

Workers Home 27201 Brookerson Rd - Manufactured Home

No. of Rooms 3 Roof Metal Foundation Pillar Basement N/A

Gas Yes Electricity Yes Other Utilities _____ Bathrooms 2 Water System Shared Well

Heat _____ Other Living Quarters _____

Approximate Age of Dwelling: 51 years

If a residence on the Property was constructed prior to 1978, Federal law and regulations create specific information and disclosure requirements, which are set forth in RANM Form 5112, Lead-Based Paint Disclosure Before Sale, which must be attached to the purchase agreement. The Seller is not permitted to accept a buyer's offer prior to making the required disclosures.

Barns and Outbuildings 24'x35' Mech Shop, 24'x24' storage, 24'x48 cooler, 12' x 12' scale house, 24' x 46' Garage, 21' x 12' storage room (See full list of improvement attached)

Fences (Type, Miles) N/A

Other: Apple Orchard Improvements, including trees (see tree inventory), fans and well.

Condition of Improvements _____

ENVIRONMENTAL

Underground or aboveground Storage Tanks (Type, Location, Use, Current Status) _____

15 – 250 gallon propane tanks above ground for use with our wind machine, 1-250 gal propane, 1-

125 gal propane, 2-500 gal diesel, 1-500 gal unleaded tanks for farm fuel

Any soil, stream, or groundwater contamination? No

Any flooding or drainage problems? No

Does the Property include an on-site liquid waste system? Yes No

If the answer is "Yes", the transfer of the Property is subject to Regulations of the AZ Department of Environmental Quality(ADEQ) governing on-site liquid waste systems, which require inspection. Contact ADEQ for information regarding appropriate inspection forms and requirements.

STOCK

Number, Type: N/A Carrying Capacity: M/A

Initials: Buyer(s) _____

Initials: Seller(s) _____

OTHER PERSONAL PROPERTY

Trucks, Autos, Equipment, Supplies: Available as Separate Auction Lot

OTHER

The above disclosures are made to the best of Seller's knowledge.

The person who signed as or on behalf of the Seller lacks actual knowledge of the Property for the following reason: Personal Representative Administrator of Estate Trustee Receiver Does Not Occupy the Property Other _____

Seller's liability is limited to any statements made by Seller on this disclosure that Seller knew to be false. It is Buyer's responsibility to use due diligence to verify the accuracy of the information in this statement. Buyer is not relieved of this responsibility by virtue of delivery of this Statement to Buyer.

SELLER

SELLER  _____

DATE 2/14/24

TIME 3:32pm

ACKNOWLEDGMENT

Buyer acknowledges receipt of this Statement.

BUYER

BUYER _____

DATE _____

TIME _____

List of Improvements

Processing/Cold Storage Building: Pre-engineered steel framed and metal processing/cold storage building containing a total of 20,000 +/- s.f. of building area. Included are:

- Two cold storage areas, one containing approximately 4,000 +/- s.f. and the other 6,500 +/- s.f.
- 8,000 +/- s.f. processing/packaging area with Greefa Fruit Sorter.
- 1,500 +/- s.f. storage area
- Metal canopy along the north and east sides of the building for a covered area of 15,840 +/- s.f.
- 50 +/- s.f. of restrooms.
- Spray foam insulated ceilings and walls, concrete floors
- 1 - 4-fan Russell chiller unit and 3-fan Bohn chiller unit in 4,000 s.f. cold room
- 4 – 4-fan Russell chiller units and 4 – single fan Hussmann chiller units in the 6,500 s.f. cold room.
- Dock high concrete loading ramp

Retail Center/Cold Storage Building: This building is located just southwest of the processing/cold storage building, it is a pre-engineered steel frame and metal structure consisting of 2,950 +/- s.f. Includes:

- 1,200 +/- s.f. of cold storage
- 875 +/- s.f. of workshop space
- 300 +/- s.f. of retail space
- 575 +/- s.f. of storage area
- Spray foam insulated ceilings and walls, concrete floors
- 2- Russell Chiller units with 4 - 6 fan blowers
- Retail Fruit stand area with rollup door