

Multi-Tract Auction
5 Tracts



Auction Briggs & Eggers Organic Apple Orchard Willcox, AZ

April 4th, 2024

2:00 p.m. AZ Time

Online and Live



**Stockmen's
Realty**



PROPERTY OVERVIEW: The Briggs and Eggers Apple Orchard is a well-established organic certified orchard farming organically since 1990 and in operation since the 1980's. Originally, a family-owned orchard for many years, it is now owned by Manzana Orchards, LLC. The orchard consists of 472.14+/- acres of deeded land with a well-improved headquarters with three homes, workshop, and 24,075+/- s.f. of processing facilities including apple sorting, washing, cold storage buildings and retail space, and a truck scale. The orchard grows a variety of organic apples on the majority of the 400 acres with pears on 10 acres and is fully certified by Quality Assurance International (QAI) as an organic grower.

The property is level to sloping with elevations ranging from 4,330 to 4,440 feet with long sunny days, good sandy loam soils and quality well water.

LOCATION: The property is located about 19 miles north of Willcox in Graham County, AZ. The City of Tucson and the Tucson International Airport is 93 miles west on Interstate 10 and a 90-minute drive from the property. Many people are under the impression that Arizona is a very dry and hot southern state. While some regions are indeed dry and hot, Willcox is at 4,100 feet in elevation in a wide basin that is surrounded by mountains on all sides. The average high temperature in June and July is 96 degrees; in August the average high is 93 degrees. Summer evenings average a low between 58 and 65 degrees. This wide range of temperatures is ideal for growing fruit, because the cool nights cause sugar to settle in the fruit, making for sweet, tasty produce. Consequently, many growers raise cash crops such as wine grapes, apples, pistachios, hay, and vegetables. In fact, Willcox is known for many varieties of wine grapes. Water is produced by drilling into aquifers that are fed by the nearby mountains. Average annual rainfall is approximately 12 inches and 277 days of sunshine on average!



OVERALL ORCHARD DATA: In its entirety the orchard consists of 412+/- acres of organically grown apples with the following spacings:

171+/- acres planted at 12' x 18' spacings (15.5 acres in trellis)

229+/- acres at 10' x 18' spacings

11.3 +/- acres at 6' x 18' trellis spacings.

The majority of apple trees were planted in the 1980's. New plantings in 2018 and 2019 cover approximately 25% of the acreage. The younger trees are now coming into production. Most trees are planted in a traditional growing system. Twenty-five acres are trellised. The trees are planted to a density of about 220 trees per acre. Current production is about 2,000 to 4,000 tons annually.

Currently 70% of the apples go to organic juices, sauce and vinegar under many organic labels with the balance being sold as table quality organic apples to a local AZ produce broker and a portion are sold on site at the retail center.

Tree/Varieties: The apple varieties include Granny Smith, Gala, Fuji, Red Delicious, Pink Lady, Lady in Red, Red Cameo, Sundowner, Ambrosia, and Sweetie. Pear varieties include Bartlett, Red D'Anjou and Bosc. Overall, there are over 94,000 apple trees and 2,000 pear trees. See tree inventory by Tract.

Frost Protection: Thirty-nine Orchard-Rite fans are in place to provide frost protection. They have auto-start capability but are currently operated manually and are fueled by propane

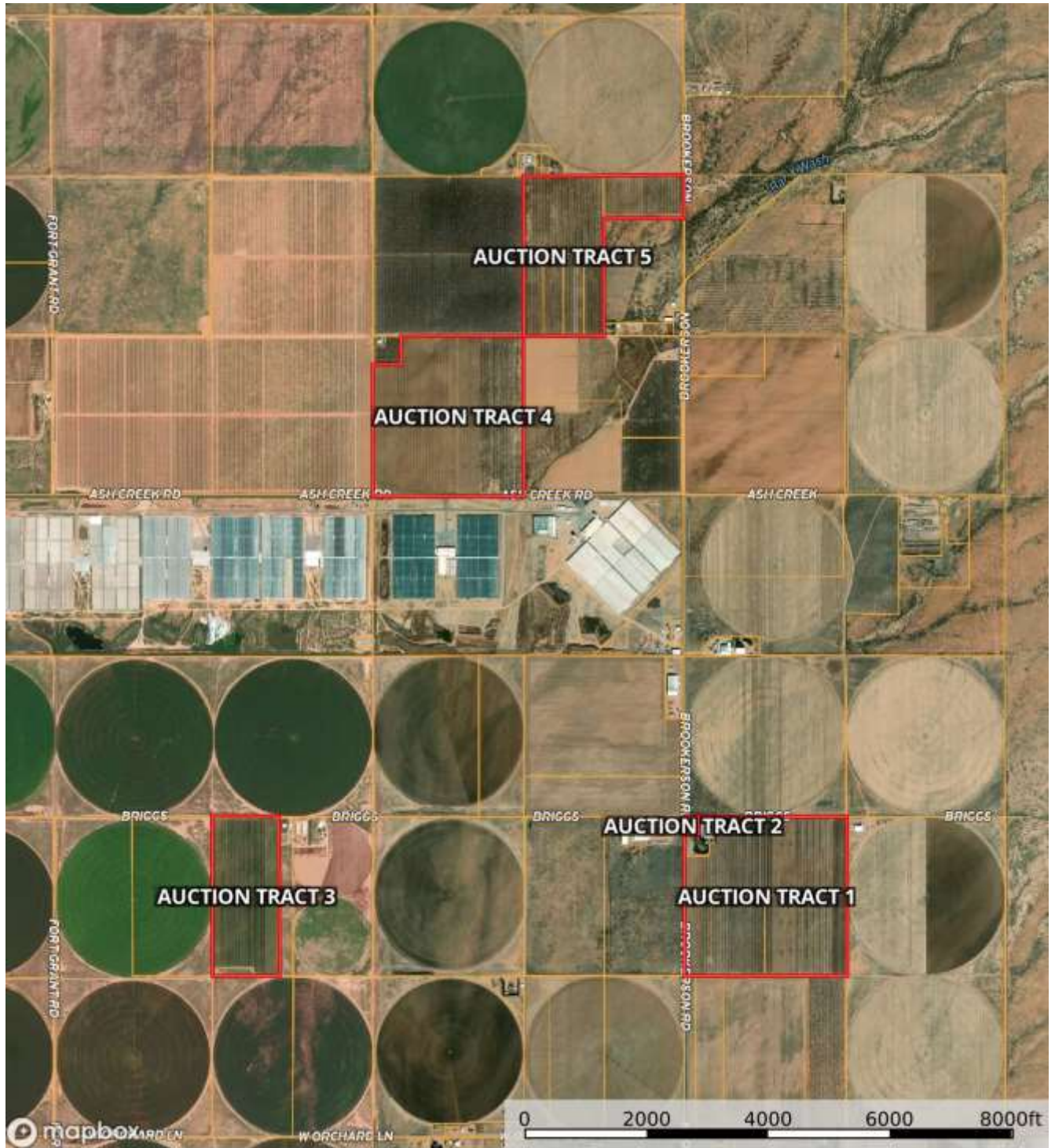
Water Improvements: There are a total of seven irrigation wells on the property, five existing older wells with electric turbine pumps, a sixth older well is out of service. A new well was drilled in 2022 to a depth of 2,100 feet. Static water level in this well is 400 feet with current production at 350 gallons per minute. Water quality is generally good in the area. There are three domestic wells. All trees are watered by drip irrigation with manual valves.

AUCTION DETAILS: The property is being offered in a Multi-Tract Auction with five tracts being offered. The tracts and their improvements are further outlined in this brochure. The auction will be held online and live April, 4, 2024, at 2:00 p.m. Online bidding may start prior to the live auction and will be posted on HiBid auction, website to come.

There will be a 10% Buyer's premium added to the successful bid. Please refer to the Auction Terms and Conditions for more auction and transaction related details.

The orchard may be purchased complete with all tractors, trailers, sprayers, all rolling stock, irrigation pumps and equipment, and computerized processing equipment. This is the type of agricultural investment property that can become an important part of an investor's portfolio for years to come. Personal property will be sold separately.

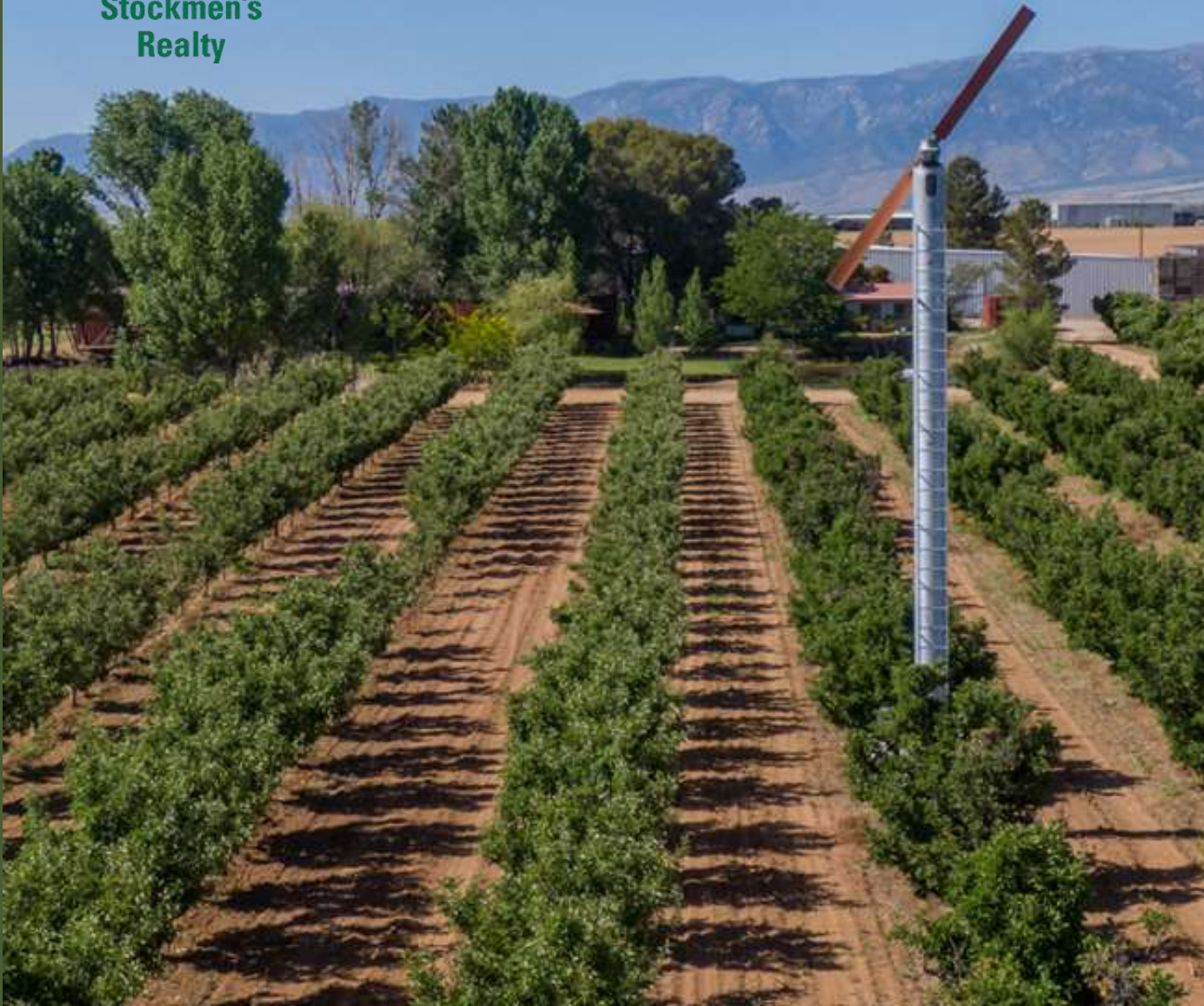
Manzana Orchards LLC								
Well Data								
Well Registration #	Parcel	Tract	Well Depth, ft	Casing Depth, ft	Casing Dia, in	Date Drilled	Water Level, ft	Pump Capacity, GPM
Irrigation Wells								
55-509834*	114-22-066	Tract 1	840	840	18	3/20/1985	292	800
55-612294	114-22-108	Tract 1	708	708	16	12/30/1964	250	500
55-603508	114-19-0518	Tract 3	660	660	16	1/1/1965	194	out of service**
55-925155	114-19-0518	Tract 3	2137	2137	12	5/14/2021	330	800
55-918479	114-22-0648	Tract 4	1103	1103	16	n/a	371	850
55-605411	114-22-0648	Tract 4	756	756	16	2/8/1965	246	500
55-605414	114-22-0758	Tract 5	603	600	16	3/11/1965	235	500*
Domestic Wells								
55-920923	114-22-107	Tract 2	518	518	7	9/29/2017	310	16
55-649845	114-22-075C	Tract 4	320	320	8	12/28/1964	300	35
55-612291	114-22-108	Tract 1	500	500	8	5/24/1982	250	out of service***
Well information data is excerpted from Arizona Department of Water Resources files. Pump capacity, GPM, is based on meter readings by the Farm Manager.								
Buyers are advised to verify all well data.								
*Well is not metered. Discharge is estimated by manager.								
**Well is out of service. Shaft broke and pump fell down the well.								
***Well is out of service.								



Tract Map



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Auction Tract 1



Auction Tract 1

This tract includes 131.4 +/- acres of apple trees, two manufactured homes and all the storage and handling facilities necessary to process apples. The improvements include:

- 40.0 +/- Ac – APN 114-22-066
- 112.90 +/- Ac – APN 114-22-108
- 5.57 +/- Ac – APN 114-22-107
- **158.47 +/- Totals Acres**
- 131.4 +/- Acres of Trees
- 2 Irrigation Wells, 1 Domestic Well
- 2023 Taxes \$11,097.58
- 15 Fans, 8 with Autostarts, 15 Propane Tanks



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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

Shed/Carport: Located east of the shop/cold storage building, it is a pre-engineered steel frame structure consisting of 1,125 +/- s.f. of which 500+/- feet are enclosed.

House/Office:

- Two bedroom, two bath, 1535 +/- s.f. manufactured home with a metal roof and covered outdoor patio with wood deck overlooking the pond with a hot tub. This house was constructed in the 1980's.
- All cabinetry in the home is painted white. Counters are a solid surface material.
- All appliances included - range, microwave, refrigerator, dishwasher, washer, and dryer.
- Ceramic tile flooring in the kitchen and laundry room with carpet in the bedrooms, living room and vinyl in the bathroom.
- Fireplace in the living room
- Central heat and AC
- Office addition has wood flooring, built in cabinetry, and overlooks the orchard and pond.

Workers House: Three bedroom, one bath manufactured double wide.

Storage Shed: A pre-engineered metal storage shed 240 +/- s.f. in size located east of the house/office. The shed was erected in 2014.



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Tree Inventory

Tract 1 (Briggs)	FARM #	VARIETY/PLANTING DATE	ROWS	TREE SPACING	TREES PER ACRE	TOTAL ACRES
FIELD 1-JBRIGGS	2345	RED DELICIOUS-1980-1985 B&E	23	12 X 18	201	22.7
FIELD 1-JBRIGGS	2345	RED DELICIOUS-1980-1985 Ryans	21	10 X 18	242	22.1
FIELD 1-JBRIGGS	2345	FUJI-2012	10	10 X 18	242	10.5
FIELD 1-JBRIGGS	2345	FUJI-TRELLIS-1980-1985	4	12 X 18	201	2.1
FIELD 1-JBRIGGS	2345	GRANNY SMITH-1980-1985	23	12 X 18	201	23.7
FIELD 1-JBRIGGS	2345	GRANNY SMITH-TRELLIS-1980-1985	16	6 X 18	605	11.3
FIELD 1-JBRIGGS	2345	GALA-Trellis-1980-1985	10	12 X 18	201	5.3
FIELD 1-JBRIGGS	2345	GALA-2013-2014	7	10 X 18	242	5.6
FIELD 1-JBRIGGS	2345	GALA-2016	9	10 X 18	242	9.5
FIELD 1-JBRIGGS	2345	SUNDOWNER-2013	6.4	10 X 18	242	5.1
FIELD 1-JBRIGGS	2345	PINK LADY-GRAFTED 2006	2	12 X 18	201	1.9
FIELD 1-JBRIGGS	2345	RED CAMEO-2015	11	10 X 18	242	11.6
Tract Total						131.4





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Auction Tract 2



Auction Tract 2

Brookerson Road – Sec 29, T11S R24E

This tract includes the main residence for the orchard on 1.72+/- acres. The main residence is a comfortable home that was constructed in 1966 and built to last.

- Three bedroom, two bath, 3,298+/- s.f. site built home with attached carport consisting of 1,000 +/- s.f.
- The main residence is wood frame construction with brick veneer exterior on a concrete slab foundation and a metal roof. Originally constructed in 1966.
- Oak kitchen cabinetry
- Ceramic tile floors, kitchen, dining, bath, and laundry room areas with carpet in the bedrooms, living room and a portion of the bonus room.
- Quartz tile countertops in the kitchen with a tile backsplash.
- Two fireplaces one in the living room with wood burning insert and another in the bonus room.
- There is a large Arizona Room with a wall of glass windows facing east.
- Kitchens, and bathrooms all appear to have been recently updated.
- The laundry room is large and serves also as a mud room.
- The home is centrally heated and cooled with the AC being added approximately one year ago.
- 2023 Taxes - \$1,252.78



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Auction Tract 3



Auction Tract 3

Briggs Road – In Sec 25, T11S, R23E

- 66.5+/- Acres
- 59.2+/- Acres of Trees
- APN 114-19-051B
- Well 55-925155 – Irrigation Well – In Service
- Well 55-603508 – Out of Service
- 2023 Taxes - \$286.48
- 6 Fans with Autostart

Well 55-925155 is a newer well drilled in 2021 with all new well equipment. See Well Data Chart for more specific information regarding wells.

Tree Inventory

Tract 3 (Eleanor)	FARM #	VARIETY/PLANTING DATE	ROWS	TREE SPACING	TREES PER ACRE	TOTAL ACRES
FIELD 4-ELEANOR	2341	RED DELICOUS-1983-1985	10	12 X 18	201	10.3
FIELD 4-ELEANOR	2341	FUJI BC-2004	5	10 X 18	242	5
FIELD 4-ELEANOR	2341	EARLY FUJI-2016	2	10 X 18	242	2.1
FIELD 4-ELEANOR	2341	GRANNYSMITH-1983-1985	15	12 X 18	201	15
FIELD 4-ELEANOR	2341	SUNDOWNER-2017	2	10 X 18	242	2.1
FIELD 4-ELEANOR	2341	SWEETIE-2013	2	10 X 18	242	2
FIELD 4-ELEANOR	2341	AMBROSIA-GRAFTED-2011-2004	5	12 X 18	201	5.1
FIELD 4-ELEANOR	2341	PINK LADY-GRAFTED-2010	6	12 X 18	201	6.2
FIELD 4-ELEANOR	2341	PINK LADY (MASLIN)-2012	4	10 X 18	242	4
FIELD 4-ELEANOR	2341	PINK LADY-BARNSBY-2017	7	10 X 18	242	7.4

Tract Total

59.2





Auction Tract 4



Auction Tract 4

Ash Creek Road – In Sec 18, T11S, R24E

- 145.4+/- Acres
- 125.4+/- Acres of Trees
- Manufactured Home Unoccupied
- APN 114-22-064B
- Well 55-918479 – Irrigation Well
- Well 55-605411 – Irrigation Well
- 2023 Taxes - \$687.24
- 8 Fans, 8 Propane Tanks (no autostarts)

See Well Data Chart for more specific information regarding wells



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Tree Inventory

				TREE	TREES	TOTAL
Tract 4 (Steve/Manzana)	FARM #	VARIETY/PLANTING DATE	ROWS	SPACING	PER ACRE	ACRES
FIELD 3-STEVE	2968	RED DELICIOUS-1981-1983	18	12 X 18	201	18.6
FIELD 3-STEVE	2968	FUJI-TRELLIS-1981-1983	4	12 X 18	201	4
FIELD 3-MANZANA BLOCK	2968	EARY FUJI-2018	10	10 X 18	242	10.5
FIELD 3-MANZANA BLOCK	2968	GRANNY SMITH-2019	12	10 X 18	242	10.3
FIELD 3-STEVE	2968	GRANNY SMITH-1981-1983	10	12 X 18	201	10.2
FIELD 3-STEVE	2968	GALA-TRELLIS-1981-1983	4	12 X 18	201	4.1
FIELD 3-STEVE	2968	SUNDOWNER-GRAFTED-2000	4	12 X 18	201	4.2
FIELD 3-MANZANA BLOCK	2968	SUNDOWNER-2017-18	5.5	10 X 18	242	5.8
FIELD 3-MANZANA BLOCK	2968	SWEETIE-2017 2.5 rows	2.5	10 X 18	242	2.6
FIELD 3-STEVE	2968	SWEETIE-2014 6 rows	6	10 X 18	242	6.4
FIELD 3-STEVE	2968	SWEETIE-2017 14 rows	14	10 X 18	242	14.9
FIELD 3-MANZANA BLOCK	2968	AMBROSIA-2019	18	10 X 18	242	19
FIELD 3-MANZANA BLOCK	2968	PINKLADY BARNSBY -2018	5	10 X 18	242	5.3
FIELD 3-MANZANA BLOCK	2968	LADY IN RED-2018	9	10 X 18	242	9.5
Tract Total						125.4





Auction Tract 5



Auction Tract 5

N. Brookerson Rd – In Sec 28, T11S, R24E

- 100+/- Acres
 - 95.9+/- Acres of Trees
 - APN 114-22-071 – 10.0+/- Ac
 - APN 114-22-072 – 10.0+/- Ac
 - APN 114-22-073 – 10.0+/- Ac
 - APN 114-22-074 – 10.0+/- Ac
 - APN 114-22-047 – 40.0+/- Ac
 - APN 114-22-075B – 20.0+/- Ac
 - Well 55-605414 – Irrigation Well
 - 2023 Taxes - \$442.54
 - 10 Fans with Autostart, 9 Propane Tanks
- Total Ac 100.0+/- Ac

See Well Data Chart for more specific information regarding wells.



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Tree Inventory

Tract 5 (Eggers)	FARM #	VARIETY/PLANTING DATE	ROWS	TREE SPACING	TREES PER ACRE	TOTAL ACRES
FIELD 2-EGGERS	2342	RED DELICIOUS-1981-1983	44	12 X 18	201	18.1
FIELD 5-EGGERS	2342	FUJI-EARLY AUVI-GRAFTED-2010	4	10 X 18	242	2.2
FIELD 2-EGGERS	2342	GRANNY SMITH-SPUR-1981-1983	24	12 X 18	201	7.4
FIELD 2-EGGERS	2342	GRANNY SMITH-STD-1981-1983		12 X 18	201	10.2
FIELD 5-EGGERS	2342	GALA-1994-1997	16	10 X 18	242	8.7
FIELD 6-GALA	2342	GALA-2007	36	10 X 18	242	9.2
FIELD 5-EGGERS	2342	SUNDOWNER-1994-1997	2	10 X 18	242	1.1
FIELD 2-EGGERS	2342	SUNDOWNER-GRAFTED 2000	4	12 X 18	201	2.1
FIELD 5-EGGERS	2342	SWEETIE - 20 Trees				
FIELD 5-EGGERS	2342	PINK LADY-1994-1997	50	10 X 18	242	27.4
FIELD 6-PEARS	2342	PEARS-1998	37	10 X 18	242	9.5
Tract Total						95.9



Contact Information

For property information contact Nancy Belt or Harry Owens.
For auction information contact Paul Ramirez.

- Nancy Belt 520-221-0807
- Harry Owens 602-526-4965
- Paul Ramirez 520-221-3333



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Property Open House

Friday March 8th and Saturday March 9th
10:00 AM to 4:00 PM

Auction Details

- Online Registration will begin March 1st on HidBid
- Live Auction Registration: 11:00 am – 2:00 pm
- Multi Tract Auction Starts: 2:00 pm

Auction Location

Elks Club, 247 E. Stewart Street, Willcox, AZ

Directions

I-10 to Willcox, AZ, take Exit 340 then east on Rex Allen Drive to Haskell Ave. turn south to E. Stewart Street then east, cross railroad tracks, Elks Club will be on the left.