

# THE RANCH - HYDER, ARIZONA

**PRICE:** \$10,000.00 per acre

**PROPERTY SIZE:** 4,137.44 +/- acres

**LOCATION:** 90 miles east of Yuma, Arizona and 52 miles west of Gila Bend, Arizona. The property is 18 miles north of Interstate 8 in Hyder, Yuma County, Arizona.

**UTILITIES:** Power - APS/ Electric District 8

**IMPROVEMENTS:**

**WELLS:** 24 Wells totaling 30,000 GPM. Wells are fully operational and in great Condition.

**BARNS:** (2) 70'x270' Hay Barns

**SHOPS:** 2 fully enclosed 60'x120' Shops

**OFFICE:** 1 office approximately 1,500 +/- sf.

**LABOR HOUSING:** 9 Mobile Homes with a capacity to house 54 people.

**HIGHLIGHTS:** Incredible turn key farm all in drip irrigation. There are 1,703 acres in cotton and the remaining acreage is ready to be put in production. All the farming infrastructure is brand new! The portion ready to be put into production can qualify for organic. Citrus, olives, alfalfa, and cotton are some of many crops that will work perfectly on this farm. There are no limitations on water. Lastly, the property is in a federal Opportunity Zone which allows investors who reinvest capital gains monies in Opportunity Zone funds to receive reductions on capital gains taxes relative to the years of their investment. Please call or email listing broker with any questions.



**WESTERN LAND**  
Company LLC

SCOTT TRUITT - DESIGNATED BROKER  
2711 EAST INDIAN SCHOOL ROAD SUITE 205  
PHOENIX, ARIZONA 85016

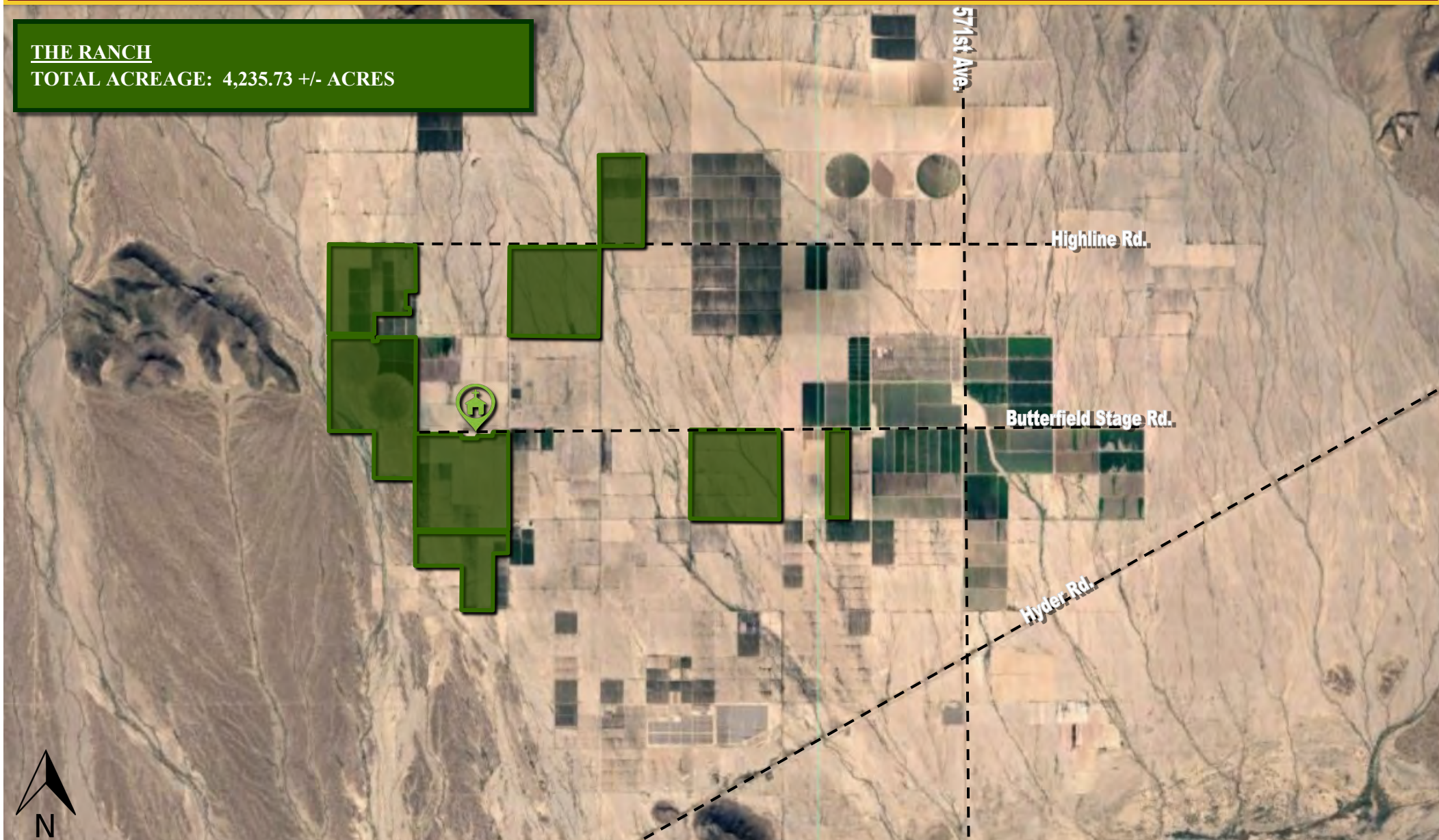
OFFICE: 623-977-4900  
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FAX: 888-901-4243

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# HYDER FARM - THE RANCH

## THE RANCH

TOTAL ACREAGE: 4,235.73 +/- ACRES



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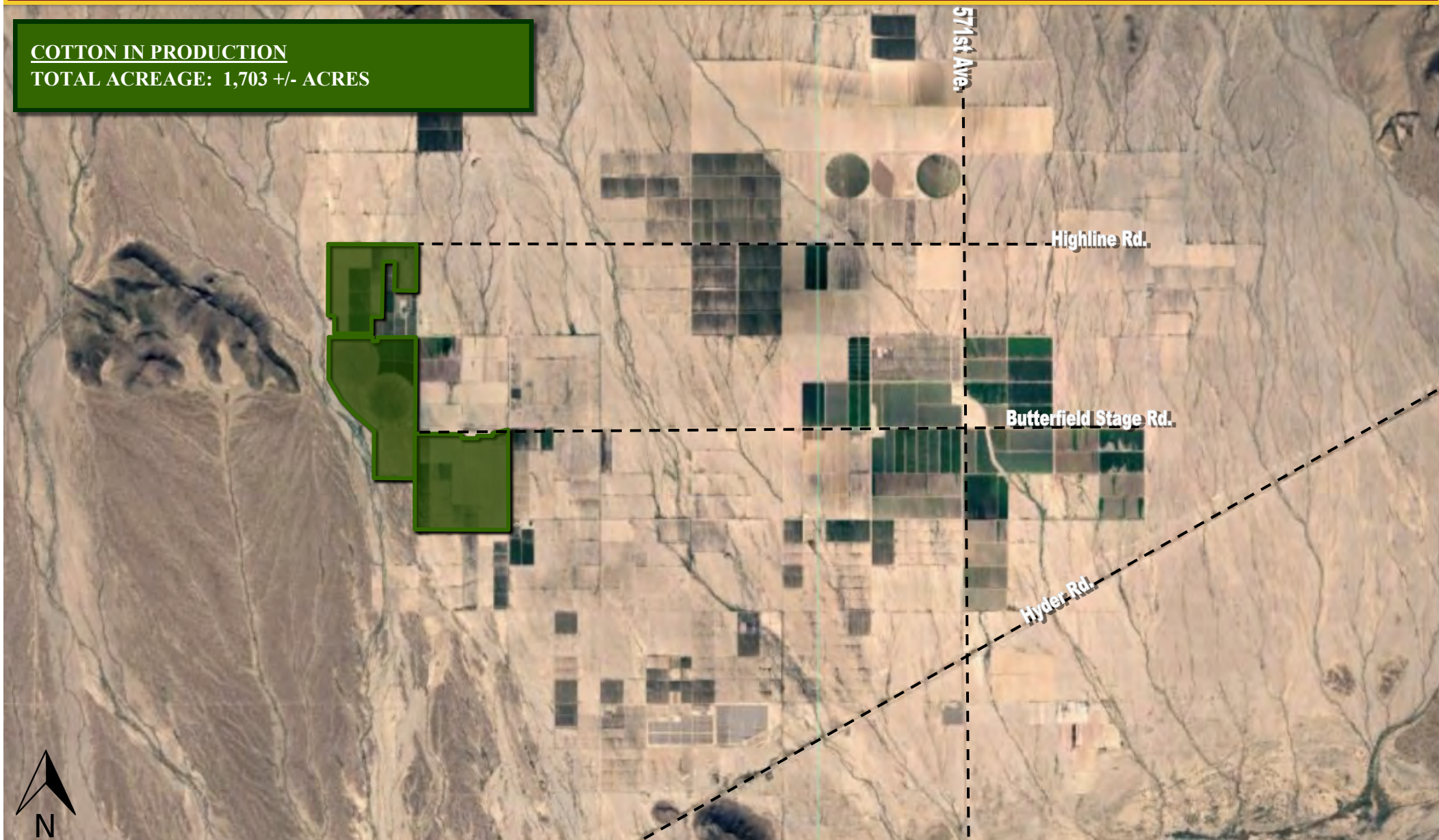
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Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

# HYDER FARM - THE RANCH

**COTTON IN PRODUCTION**  
**TOTAL ACREAGE: 1,703 +/- ACRES**



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# THE RANCH - WELL LOCATION MAP

-  Integrated Ag.
-  Various Owner's

The Ranch				
Phase	Well Name	Power Source	GPM	Total
1	Six Mile 1	Electric	1500	1500
2	Topaz 1	Natural Gas	1150	3450
2	Topaz 2	Natural Gas	1150	
2	Topaz 3	Natural Gas	1150	
4	Topaz 4	Natural Gas	1450	6250
4	Topaz 5	Natural Gas	1650	
4	Runnels 1	Electric	2250	
4	Runnels 2	Electric	900	
3	Curtis	Electric	850	
3	Sand Point 1	Electric	1500	5200
3	Sand Point 2	Electric	800	
3	Sand Point 3	Electric	950	
3	Sand Point 5	Natural Gas	1100	
5	Sand Point 6	Natural Gas	1450	1450
6N	Mille Verde 2	Natural Gas	800	1900
6N	Mille Verde 3	Natural Gas	1100	6000
6S	Mille Verde 5	Natural Gas	1800	
6S	Mille Verde 6	Natural Gas	1400	
6S	Mille Verde 7	Natural Gas	1400	
6S	Mille Verde 8	Electric	1400	
7	Bassett 2	Natural Gas	950	4250
7	Bassett 3	Natural Gas	1100	
7	Bassett 4	Natural Gas	1100	
7	Bassett 5	Natural Gas	1100	

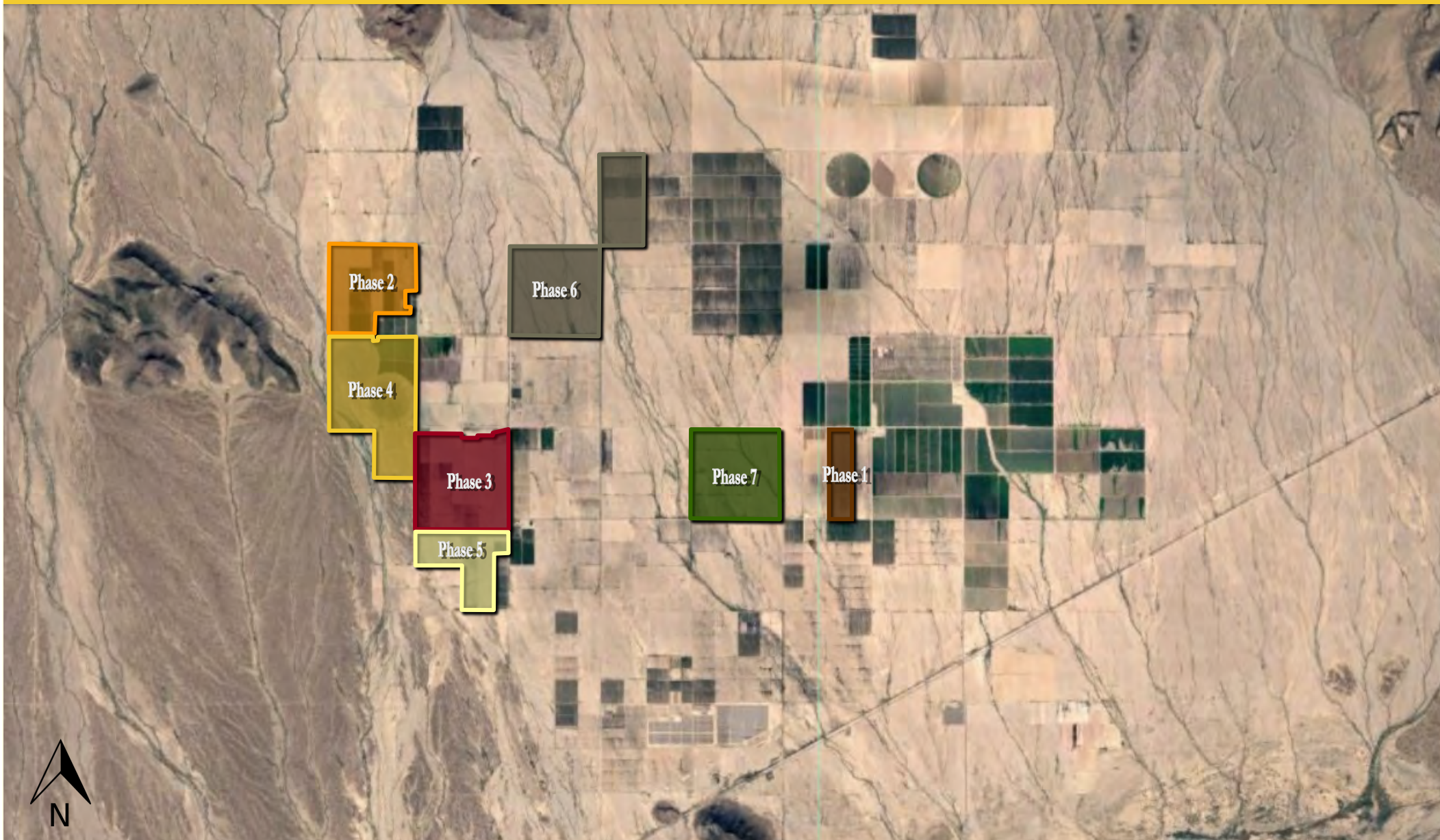


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# HYDER FARM - THE RANCH

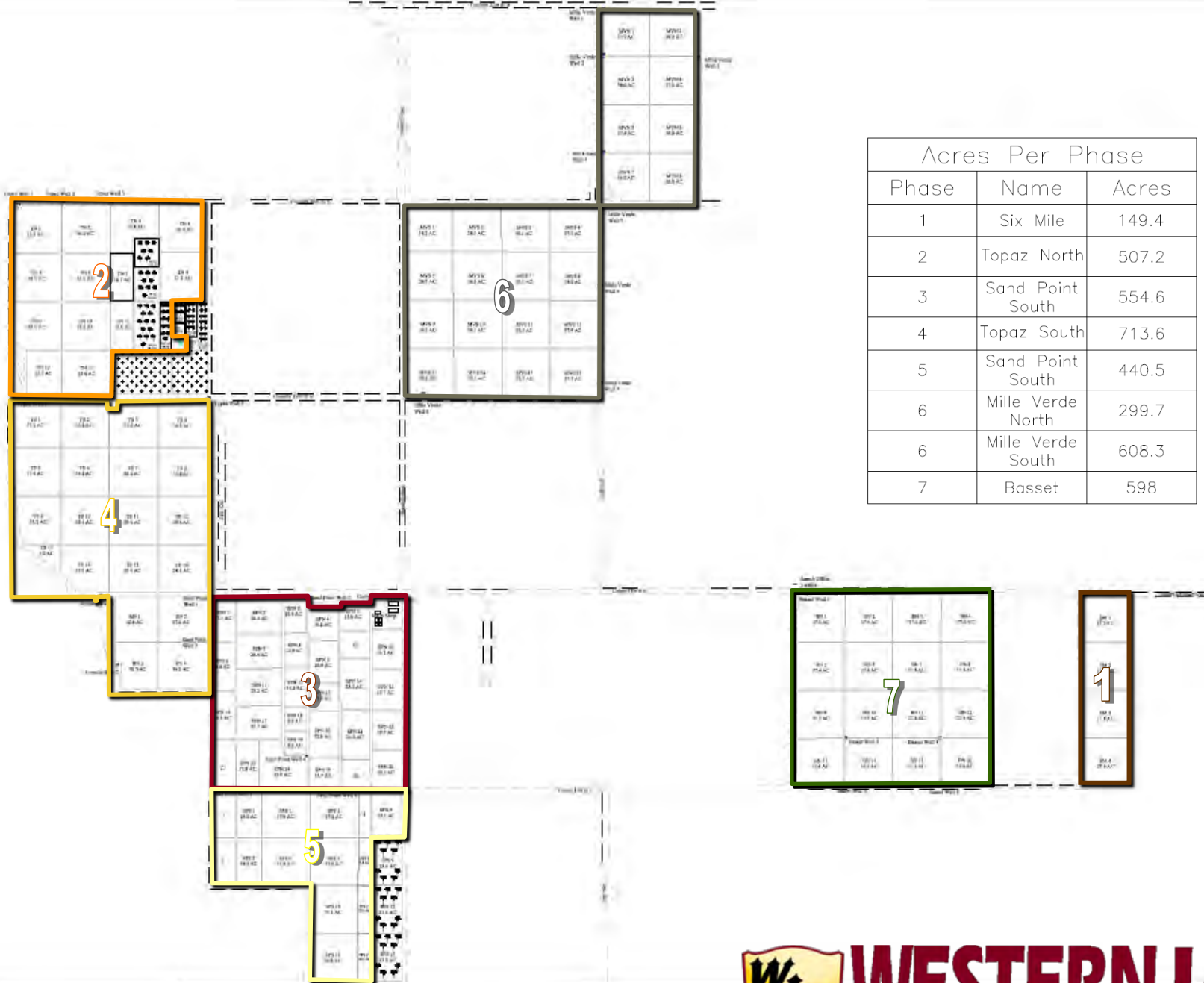


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# THE RANCH - PLANNED IRRIGATED ACRES



Acres Per Phase		
Phase	Name	Acres
1	Six Mile	149.4
2	Topaz North	507.2
3	Sand Point South	554.6
4	Topaz South	713.6
5	Sand Point South	440.5
6	Mille Verde North	299.7
6	Mille Verde South	608.3
7	Basset	598



# HYDER FARM - THE RANCH PHOTOS



Cotton



Pumpkin

# HYDER FARM - THE RANCH PHOTOS





# THE RANCH - SOIL ANALYSIS



## IAS Laboratories

2515 East University Drive  
Phoenix, Arizona 85034  
(602) 273-7248

Page 1

Grower The Ranch  
Submitted By Carson  
Send To Integrated Ag Lp  
Report Number 6658330  
Date Received 01/05/2018

## Soil Analysis Report

VL = Very Low  
L = Low  
M = Medium  
H = High  
VH = Very High

Sender	Lab	pH	Calcium (Ca) ppm	Magnesium (Mg) ppm	Sodium (Na) ppm	Potash (K) ppm	Iron (Fe) ppm	Zinc (Zn) ppm	Manganese (Mn) ppm	Copper (Cu) ppm	Salinity (EC x 2) dS/m	Nitrate (NO3-N) ppm	Phosphate (PO4-P) ppm	Computed %Sodium (esp)	Sulfur (SO4-S) ppm	Boron (B) ppm	Free Lime Level	Molybdenum (Mo) ppm
Sand Point	647	7.86	5200 H	91 M	760 VH	350 H	2.5 L	0.38 L	2.8 M	0.23 L	12.3	110.0 VH	5.6 L	10.7	230.0 VH	0.99 L	High	0.02
Topaz North	648	7.71	6900 VH	120 M	770 VH	460 H	2.2 L	0.25 L	13.0 M	0.35 M	15.6	330.0 VH	5.5 L	8.4	150.0 VH	0.86 L	High	0.04
Topaz South	649	7.81	7900 VH	150 M	1600 VH	340 H	2.5 L	0.57 L	13.0 M	0.44 M	23.3	230.0 VH	5.9 L	14.3	520.0 VH	2.80 H	High	0.07

Sender	Crop	Nitrogen N	Phosphate P2O5	Potash K2O	Magnesium Mg	Sulfur S	Iron Fe	Zinc Zn	Manganese Mn	Copper Cu	Boron B	Elemental Sulfur	Gypsum T/Acre	Lime T/Acre	Leaching of Excess Salts
Sand Point	Alfalfa	a	200 b		340 d		5 f	5 g		1 e	1 h				Yes
Topaz North	Alfalfa	a	200 b		450 d		20 f	5 g			1 h				Yes
Topaz South	Alfalfa	a	200 b		490 d		20 f	5 g							Yes

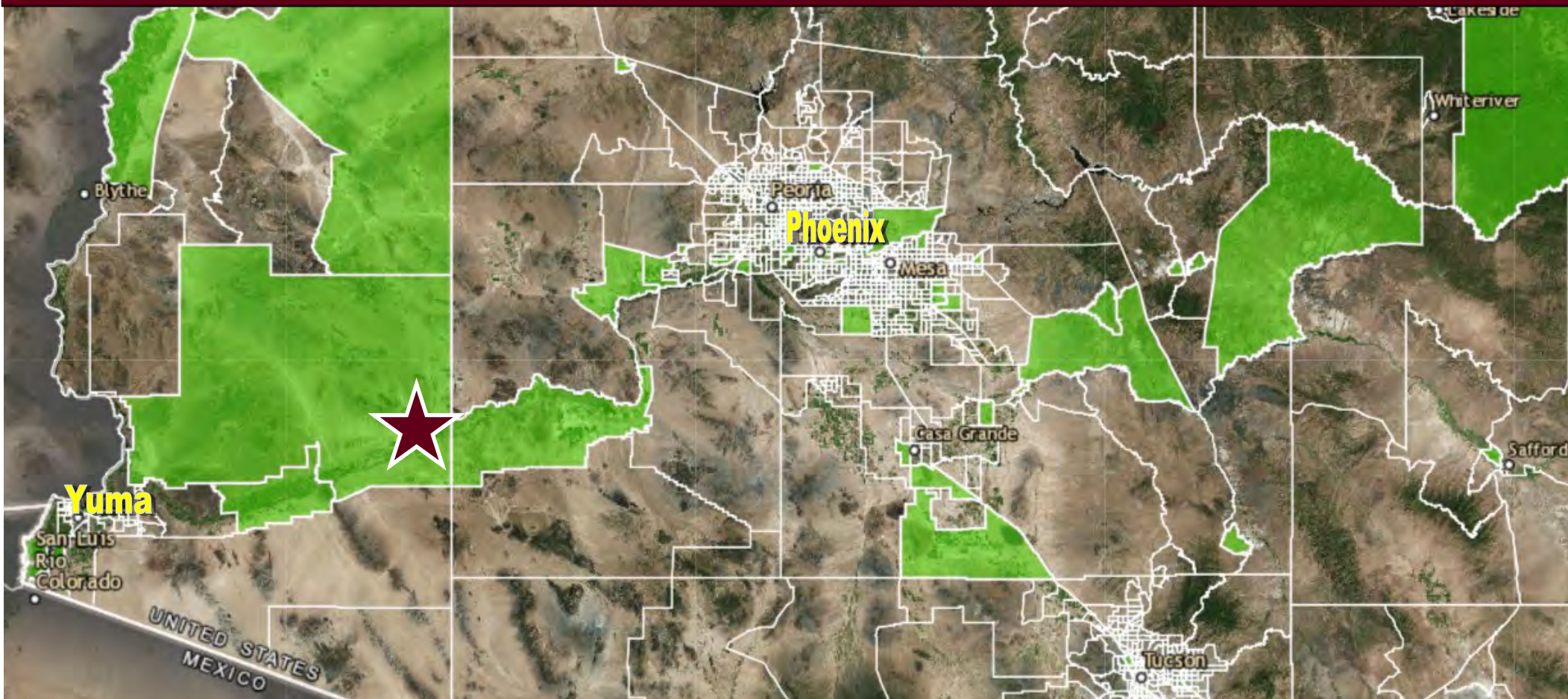
# ARIZONA OPPORTUNITY ZONE

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment:

**Investments held 10 years:** taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.\*

**Investments held 7 years:** taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.\*

**Investments held 5 years:** taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.\*



Beth Mattson-Teig | Oct 10, 2018

**Real estate fund sponsors are lining up to capture private equity** poised to [flow into new Opportunity Zones created by the Tax Cut and Jobs Act](#).

The basic premise behind the Opportunity Zones initiative was to offer incentives in the form of deferred and [reduced taxes on capital gains](#) to attract private capital for investment in low-income urban, suburban and rural areas of the country. “The simple thought was that if capital was invested in those zones, it would have an appreciable and beneficial effect on those communities,” says John W. Gahan III, an attorney in the real estate department at Sullivan & Worcester in Boston.

What is stirring excitement among both sponsors and investors is that, unlike 1031 tax deferred exchanges, this tax incentive is not just for “like-kind” assets. It allows investors who are selling a variety of assets, such as stocks, art or a business, to reinvest capital gains in Opportunity Zone funds. Some industry estimates put the value of total unrealized gains in the U.S. in the trillions.

So, even if a fraction of those dollars finds their way into Opportunity Zone property funds, it has the potential to create a sizable new sector within the real estate investment market.

The legislation has already unleashed considerable activity with companies that are now starting to establish funds, raise capital and target potential investment opportunities in the more than 8,700 certified Opportunity Zones that have been established in the U.S., Puerto Rico and U.S. Virgin Islands. “I’ve seen estimates anywhere from \$30 billion to \$100 billion in potential activity in commercial real estate related to these Opportunity Zone funds,” says Paul Fiorilla, director of research at Yardi Systems in New York. “So it is definitely something that has attracted a lot of attention in the market,” he says.

## Growing pipeline of funds

Earlier this summer, Virtua Partners was [one of the first funds out of the gate with the introduction of its Opportunity Zone Fund I](#) that launched in June. The fund has a target capital raise of \$200 million, which it is raising primarily from accredited investors, high-net-worth individuals, family offices and other qualified purchasers.

Another one of the early funds already putting money to work is Fundrise. The company launched its Fundrise Opportunity Fund LP in August, targeting investment in office and mixed-use properties in Opportunity Zones around the country. The company has set a target fundraising goal of \$500 million. “I think Opportunity Zones have the potential to be one of the most transformative tax incentives or government development programs in decades in the U.S.,” says Benjamin Miller, CEO of Fundrise.

To date, the Fundrise Opportunity Fund has acquired two assets—a creative office property in East Los Angeles and a mixed-use property in the LeDroit Park neighborhood of Washington, D.C. The LeDroit Park property, for example, is an apartment building with ground floor retail space that has been vacant for the past 20 years. Fundrise intends to raise the value of the property by renovating and expanding it. When people in the local neighborhood heard that Fundrise had acquired the property, there was an outpouring of support and excitement, says Miller. “That’s an example of building or renovating something in a neighborhood where they want to see that improvement,” he says.

Seattle area developer Sound West Group recently created Sound West Realty Capital as an investment firm that will primarily focus on sponsoring qualified Opportunity Zone funds. Its first fund, Sound West OZ Fund I, is expected to launch in mid-October. “There is no doubt in my mind that the Opportunity Zone initiative will drive private investment into targeted areas,” says Gregory W. Genovese, president of Sound West Realty Capital in Bremerton, Wash.

Investor interest has been staggering, adds Genovese. He says that the tax benefits of Opportunity Zones will be the catalyst to entice investors to pull the trigger and sell well-appreciated assets in order to move their investments from paper gains, with potentially higher risk of a downturn in value, into an investment with possibly less risk, more diversification and better tax advantages. However, Genovese also cautions that [not all Opportunity Zones are the same](#). “In my opinion, each investment must stand on its own before the Opportunity Zone benefits should be considered. At the end of the day, the success or failure of the investment is what will matter most, and then opportunity zone benefits can be the cherry on top, so to speak,” he says.

## Understanding the fine print

There is buzz and interest from investors, but at the same time there are also a lot of questions and a big education component in communicating Opportunity Zone regulations and how the tax advantages work.

Investors who reinvest capital gains from the sale of an asset into a qualifying Opportunity Zone fund within 180 days of the sale can defer and potentially reduce their capital gains taxes until they sell out of that fund or on the set date of Dec. 31, 2026—whichever comes first. The new tax law provides an added incentive for shareholders to reduce the amount of their taxable capital gains for longer-term investment holds.

Shareholders who keep their reinvested capital gains in an Opportunity Zone fund for five years will pay no taxes on 10 percent of the gains. After seven years, 15 percent of the gains will not be taxed. Separately, shareholders who hold investments for 10 years have the added benefit of eliminating taxes on gains earned from that qualifying fund after 10 years.

Qualifying Opportunity Zones approved by the U.S. Department of Treasury are either designated low-income census tracts or areas that are contiguous to low-income tracts. State governors were allowed to select up to 25 percent of their state’s low-income census tracts and up to 5 percent of the contiguous tracts.

Cities also are positioning themselves to capture some of the investment dollars flowing to Opportunity Zones. For example, the city of Louisville launched an [interactive map](#) in July that shows boundaries of the city’s 19 designated Opportunity Zones and allows investors to search for specific addresses.

However, there are very technical rules that apply as to what properties within Opportunity Zones will qualify as legitimate targets. For example, those properties that are excluded run the gamut from country clubs to casinos and strip clubs.

Since releasing its list of certified Opportunity Zones, the Treasury Department has been inundated with questions to clarify some of the finer details of the statute. “People who are investing lots of money want to make sure they understand what the rules of the road are,” says Gahan. Likewise, sponsors creating funds also want to make sure they are structuring funds correctly. Some funds have moved forward, but the majority are in a holding pattern, waiting for more guidance before they move forward. The Treasury Department has issued some responses to FAQs and is expected to release additional details this month.

“So, the deployment of all the money that is available to be used in Opportunity Zones has not really happened yet,” says Gahan. However, when the Treasury Department does come out with further guidance or regulations, it is likely that the trickle of investment capital that has started flowing to Opportunity Zones will turn into an open spigot, he adds.



# IAS Laboratories

2515 East University Drive  
 Phoenix, Arizona 85034  
 (602) 273-7248

## COMPLETE WATER TEST W4: Irrigation Suitability & Evaluation

Report # 6653834    Page 1    Lab # 566    Date: 7/19/2018    Crop: Alfalfa    Received: 8/10/2016  
 Grower: The Ranch  
 Sender Sample ID: #1 1040'  
 Submitted By: Integrated Ag Lp  
 Send Report To: Integrated Ag Lp

ION TESTED	PARTS PER MILLION	MILLI-EQUIVALENTS PER LITER	POUNDS APPLIED PER ACRE-FT.
Calcium	13.0	.65	35.4
Magnesium	.9	.07	2.4
Sodium	220.0	9.57	598.4
Potassium	4.2	.11	11.4
Carbonate	4.8	.16	13.1
Bicarbonate	78.1	1.28	212.4
Chloride	210.0	5.92	571.2
Sulfate-S	38.0	2.38	103.4
Nitrate-N	6.5	.46	17.7
Phosphate-P	.01	.00	.03
Boron	.49	.01	1.33

Electrical conductivity, dS/m: 1.00  
 pH, units: 8.80  
 Cation/Anion ratio: 1.02  
 Sodium adsorption ratio (SAR): 15.92  
 SAR adjusted: 12.78  
 Adjusted RNA: 12.83  
 Soluble sodium percentage (SSP): 92.02  
 Soluble sodium percentage possible (SSP pos): 100.00  
 Total soluble salts, ppm: 575.97  
 Salt applied per acre-foot, lbs: 1566.64  
 Sulfuric acid required (gal 95% acid/ac-ft to neutralize 90% carbonate + bicarbonate): 11.05  
 Calcium + Magnesium hardness (meq/l): .72  
 Gypsum required (lb of 100% gypsum/ac-ft to reach a desired SAR of 5.00): 1543.78  
 Leaching required (% additional irrigation) for leaching of salts: 12.50  
 Salinity hazard is high, sodium hazard is high.  
 U.S.D.A. classification of this water is C3 - S3



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Phoenix, Arizona 85034  
(602) 273-7248

## COMPLETE WATER TEST W4: Irrigation Suitability & Evaluation

Report # 6653834    Page 2    Lab # 567    Date: 7/19/2018    Crop: Alfalfa    Received: 8/10/2016  
Grower: The Ranch  
Sender Sample ID: #2 1000'  
Submitted By: Integrated Ag Lp  
Send Report To: Integrated Ag Lp

ION TESTED	PARTS PER MILLION	MILLI-EQUIVALENTS PER LITER	POUNDS APPLIED PER ACRE-FT.
Calcium	12.0	.60	32.6
Magnesium	.8	.07	2.3
Sodium	220.0	9.57	598.4
Potassium	4.0	.10	10.9
Carbonate	4.8	.16	13.1
Bicarbonate	78.1	1.28	212.4
Chloride	220.0	6.20	598.4
Sulfate-S	37.0	2.31	100.6
Nitrate-N	4.9	.35	13.2
Phosphate-P	.01	.00	.03
Boron	.47	.01	1.28

Electrical conductivity, dS/m: 1.00  
pH, units: 8.80  
Cation/Anion ratio: 1.00  
Sodium adsorption ratio (SAR): 16.53  
SAR adjusted: 12.74  
Adjusted RNa: 11.82  
Soluble sodium percentage (SSP): 92.53  
Soluble sodium percentage possible (SSP pos): 100.00  
Total soluble salts, ppm: 582.07  
Salt applied per acre-foot, lbs: 1583.23  
Sulfuric acid required (gal 95% acid/ac-ft to neutralize 90% carbonate + bicarbonate): 11.05  
Calcium + Magnesium hardness (meq/l): .67  
Gypsum required (lb of 100% gypsum/ac-ft) to reach a desired SAR of 5.00: 1556.05  
Leaching required (% additional irrigation) for leaching of salts: 12.50  
Salinity hazard is high, sodium hazard is high.  
U.S.D.A. classification of this water is C3 - S3



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## COMPLETE WATER TEST W4: Irrigation Suitability & Evaluation

Report # 6653834    Page 3    Lab # 568    Date: 7/19/2018    Crop: Alfalfa  
 Grower: The Ranch  
 Sender Sample ID: #3 750'  
 Submitted By: Integrated Ag Lp  
 Send Report To: Integrated Ag Lp

Received: 8/10/2016

ION TESTED	PARTS PER MILLION	MILLI-EQUIVALENTS PER LITER	POUNDS APPLIED PER ACRE-FT.
Calcium	13.0	.65	35.4
Magnesium	.8	.07	2.2
Sodium	220.0	9.57	598.4
Potassium	4.1	.10	11.2
Carbonate	4.8	.16	13.1
Bicarbonate	78.1	1.28	212.4
Chloride	220.0	6.20	598.4
Sulfate-S	38.0	2.38	103.4
Nitrate-N	4.8	.35	13.2
Phosphate-P	.01	.00	.03
Boron	.49	.01	1.33

Electrical conductivity, dS/m: .97  
 pH, units: 8.70  
 Cation/Anion ratio: 1.00  
 Sodium adsorption ratio (SAR): 15.99  
 SAR adjusted: 12.77  
 Adjusted RNA: 12.87  
 Soluble sodium percentage (SSP): 92.10  
 Soluble sodium percentage possible (SSP pos): 100.00  
 Total soluble salts, ppm: 584.13  
 Salt applied per acre-foot, lbs: 1588.83  
 Sulfuric acid required (gal 95% acid/ac-ft to neutralize 90% carbonate + bicarbonate): 11.05  
 Calcium + Magnesium hardness (meq/l): .72  
 Gypsum required (lb of 100% gypsum/ac-ft) to reach a desired SAR of 5.00: 1545.31  
 Leaching required (% additional irrigation) for leaching of salts: 12.12  
 Salinity hazard is high, sodium hazard is high.  
 U.S.D.A. classification of this water is C3 - S3



# IAS Laboratories

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## COMPLETE WATER TEST W4: Irrigation Suitability & Evaluation

Report # 6653834 Page 4 Lab # 569 Date: 7/19/2018 Crop: Alfalfa  
Grower: The Ranch  
Sender Sample ID: #4 700'  
Submitted By: Integrated Ag Lp  
Send Report To: Integrated Ag Lp

Received: 8/10/2016

ION TESTED	PARTS PER MILLION	MILLI-EQUIVALENTS PER LITER	POUNDS APPLIED PER ACRE-FT.
Calcium	12.0	.60	32.6
Magnesium	.8	.06	2.1
Sodium	220.0	9.57	598.4
Potassium	3.9	.10	10.6
Carbonate	3.6	.12	9.8
Bicarbonate	78.1	1.28	212.4
Chloride	210.0	5.92	571.2
Sulfate-S	37.0	2.31	100.6
Nitrate-N	4.9	.35	13.3
Phosphate-P	.01	.00	.03
Boron	.47	.01	1.28

Electrical conductivity, dS/m:	.98
pH, units:	8.70
Cation/Anion ratio:	1.03
Sodium adsorption ratio (SAR):	16.61
SAR adjusted:	12.53
Adjusted RNA:	12.88
Soluble sodium percentage (SSP):	92.61
Soluble sodium percentage possible (SSP pos):	100.00
Total soluble salts, ppm:	570.71
Salt applied per acre-foot, lbs:	1552.33
Sulfuric acid required (gal 95% acid/ac-ft to neutralize 90% carbonate + bicarbonate):	10.89
Calcium + Magnesium hardness (meq/l):	.66
Gypsum required (lb of 100% gypsum/ac-ft) to reach a desired SAR of 5.00:	1557.59
Leaching required (% additional irrigation) for leaching of salts:	12.25

Salinity hazard is high, sodium hazard is high.  
U.S.D.A. classification of this water is C3 - S3



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### COMPLETE WATER TEST W4: Irrigation Suitability & Evaluation

Report # 6653834    Page 5    Lab # 570    Date: 7/19/2018    Crop: Alfalfa  
Grower: The Ranch  
Sender Sample ID: #5 650'  
Submitted By: Integrated Ag Lp  
Send Report To: Integrated Ag Lp

Received: 8/10/2016

ION TESTED	PARTS PER MILLION	MILLI-EQUIVALENTS PER LITER	POUNDS APPLIED PER ACRE-FT.
Calcium	12.0	.60	32.6
Magnesium	.7	.06	1.9
Sodium	220.0	9.57	598.4
Potassium	4.0	.10	10.9
Carbonate	4.8	.16	13.1
Bicarbonate	73.2	1.20	199.1
Chloride	230.0	6.48	625.6
Sulfate-S	37.0	2.31	100.6
Nitrate-N	4.9	.35	13.3
Phosphate-P	.01	.00	.03
Boron	.48	.01	1.31

Electrical conductivity, dS/m:	.99
pH, units:	8.70
Cation/Anion ratio:	.98
Sodium adsorption ratio (SAR):	16.68
SAR adjusted:	12.31
Adjusted RNa:	12.91
Soluble sodium percentage (SSP):	92.64
Soluble sodium percentage possible (SSP pos):	100.00
Total soluble salts, ppm:	587.08
Salt applied per acre-foot, lbs:	1596.86
Sulfuric acid required (gal 95% acid/ac-ft to neutralize 90% carbonate + bicarbonate):	10.38
Calcium + Magnesium hardness (meq/l):	.66
Gypsum required (lb of 100% gypsum/ac-ft) to reach a desired SAR of 5.00:	1558.93
Leaching required (% additional irrigation) for leaching of salts:	12.37

Salinity hazard is high, sodium hazard is high.  
U.S.D.A. classification of this water is C3 - S3





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## COMPLETE WATER TEST W4: Irrigation Suitability & Evaluation

Report # 6653834    Page 6    Lab # 571    Date: 7/19/2018    Crop: Alfalfa    Received: 8/10/2016  
 Grower: The Ranch  
 Sender Sample ID: #6 620'  
 Submitted By: Integrated Ag Lp  
 Send Report To: Integrated Ag Lp

ION TESTED	PARTS PER MILLION	MILLI-EQUIVALENTS PER LITER	POUNDS APPLIED PER ACRE-FT.
Calcium	12.0	.60	32.6
Magnesium	.7	.06	1.9
Sodium	220.0	9.57	598.4
Potassium	4.0	.10	10.9
Carbonate	4.8	.16	13.1
Bicarbonate	75.6	1.24	205.7
Chloride	220.0	6.20	598.4
Sulfate-S	37.0	2.31	100.6
Nitrate-N	5.0	.36	13.6
Phosphate-P	.01	.00	.03
Boron	.48	.01	1.31

Electrical conductivity, dS/m: .99  
 pH, units: 8.70  
 Cation/Anion ratio: 1.00  
 Sodium adsorption ratio (SAR): 16.68  
 SAR adjusted: 12.52  
 Adjusted RNA: 12.91  
 Soluble sodium percentage (SSP): 92.64  
 Soluble sodium percentage possible (SSP pos): 100.00  
 Total soluble salts, ppm: 579.62  
 Salt applied per acre-foot, lbs: 1576.57  
 Sulfuric acid required (gal 95% acid/ac-ft to neutralize 90% carbonate + bicarbonate): 10.72  
 Calcium + Magnesium hardness (meq/l): .66  
 Gypsum required (lb of 100% gypsum/ac-ft to reach a desired SAR of 5.00): 1558.93  
 Leaching required (% additional irrigation) for leaching of salts: 12.37  
 Salinity hazard is high, sodium hazard is high.  
 U.S.D.A. classification of this water is C3 - S3