



Three Rivers AG INVESTMENTS

For further information,
please contact:

Jack Doughty

4960 South Gilbert Road
Suite 1-606
Chandler, AZ 85249

Office: (480) 802-2305

Cell: (602) 228-0563

jdoughty@threeriversag.com
www.threeriversag.com

SUNIZONA 218 FARM

Cochise County, Arizona

218.83 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This single pivot farm fronts the west side of Ft. Bowie Road on the south bank of Turkey Creek, one mile north of State Hwy. 181 in the Sunizona area of Cochise County, approximately 35 miles south of Willcox, Arizona.

ACREAGE

Total acres: 218.83

Pivot irrigated acres: 125.00

LEGAL

Generally described as the south half of the northeast quarter, except the north 91.05' of the west 2,241.12' thereof; and the southeast quarter, except lot 112 of Sunizona Acres #2, all located in Section 6, T17S, R27E, G&SRB&M, Cochise County.

APN

401-20-274A and 274B, Cochise County

IRRIGATION

The property is improved with one Reinke center pivot sprinkler delivering water to approximately 125 acres. The north well is currently utilized and provides sufficient irrigation water.

WELLS

| | North Well | Middle Well |
|------------|----------------|-------------|
| Depth: | 700' | 700' |
| Bowls: | 460' | Unknown |
| Motor: | 125hp electric | Gas engine |
| GPM, Est.: | 650 | — |

SOILS

Primarily Class II soils suitable for irrigated crop production typically grown in the area.

ZONING

RU-4, minimum 4 acre lot size per residence, Cochise County.

FLOOD ZONE

"Zone A", areas subject to inundation by the 1% annual chance flood. FEMA Maps 04003C1375F.

TAXES

\$1,646.30 per year based on 2015 taxes.

PRICE

\$670,000 or \$3,073 per acre

TERMS

Cash

