



Three Rivers AG INVESTMENTS

For further information,
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L&E PECAN FARM

Cochise County, Arizona

475+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Mature producing pecan orchard located approximately 20 miles south of Willcox, Cochise County, Arizona. The farm fronts the east side of Bell Ranch Road approximately 1-1/2 miles north from Baker Road, five miles east of Kansas Settlement Road.

ACREAGE

475+/- fee acres
260+/- acres mature pecans
40+/- acres three year pecans
175+/- acres unimproved idle farmland

LEGAL

Generally described as Government Lots 1-4; the south half of the north half and the north half of the south half of Section 2, T16S, R26E, G&SRB&M, Cochise County, Arizona.

APN

305-74-001

IRRIGATION

There are five active irrigation wells delivering water by solid set sprinkler system. Approximately 15 acres are irrigated by furrow irrigation. Wells range from 600-800' deep with pumps set from 480-500' deep. An additional older well has recently been deepened to 1000' with plans to install line shaft turbine pump with VFD.

SOILS

Class I, II and III soils suitable for irrigated crop production typically grown in the area.

Symbol	Name	Class	Approximate %
Cs	Cowan sandy loam	IIIs	3.9%
Gs	Grabe loam	I	3.8%
SnA	Sonoita sandy loam	IIIs	59.4%
TwA	Tubac sandy loam	IIIs	32.9%

IMPROVEMENTS

Improvements include approximate 3,240 square foot shop/storage building of corrugated metal construction over concrete built in 1949, additional 96'x33' overhang over concrete built in 2010 used for equipment storage..

PECANS

Originally planted in the 1980's. Varieties include approximately 90% Western Schley and 10% Wichita on 30'x30' spacing. For financial reasons the previous owner neglected the pecan plantings for many years. Current ownership acquired and began rehabilitating trees by installing solid set sprinkler system, removing dead and weak trees, and replanting skipped and bare areas with new nursery stock in 2012. There currently exists approximately 260 acres of producing pecans and 40 acres of three year-old trees based on tree count. 2014 yield amounted to 2,051 lbs/acre of in-shell pecans.

ELEVATION

From 4,350' – 4,405'

FLOOD ZONE

The property lies within flood zone "X", areas determined to be outside the .2% annual chance flood plain.

TAXES

\$7,112.28 per year based on 2015.

PRICE

\$7,040,000

TERMS

Cash

