



Three Rivers AG INVESTMENTS

For further information,
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ANDERSON ROAD & HIGHWAY 84 FARM

Pinal County, Arizona

318 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Located at the northeast corner of State Hwy. 84 and Anderson Road, a major arterial Road of Pinal County, nine miles west from downtown Casa Grande.

ACREAGE

Total acres	318+/-
Cropland acres	240+/-
GFWR acres	302
MAWA	3.67

LEGAL

Generally described as the west half of Section 22, except the south approximate 418' of the west approximate 209' thereof, T6S, R4E, G&SRB&M, Pinal County.

APN

503-18-002 (County update in progress)

IRRIGATION

The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District (MSIDD). Current water costs include a district assessment of \$26.00/district acre and a water charge of \$51.50/af up to 4.5 acre-feet, \$70.00/af thereafter. The farm holds a grandfathered water right for 302 acres with a current allotment of 1,107.82 af/year. Irrigation equipment includes two (2) Valley 8000 series center pivot sprinklers.

FEMA

Flood Zone AO, special flood hazard areas subject to inundation by the 1% annual chance flood, FEMA flood insurance rate map 04021C1150E, dated 12-4-2007.

SOILS

Series	Class	Approximate %
30-Mohall sandy loam	I	51.5
31-Mohall loam	I	10.2
32-Mohall clay loam	I	38.2

ZONING

GR – General Rural, Pinal County

TAXES

\$12,129.98 per year inclusive of irrigation district assessments based on 2015 taxes.

PRICE

\$4,293,000 or \$13,500 per acre

TERMS

Cash

COMMENTS

Ideally located in the path of urban growth, this farm property with its Class I soils and efficient irrigation system provides an excellent investment opportunity to hold for appreciable growth in value.

