



Three Rivers AG INVESTMENTS

For further information,
please contact:

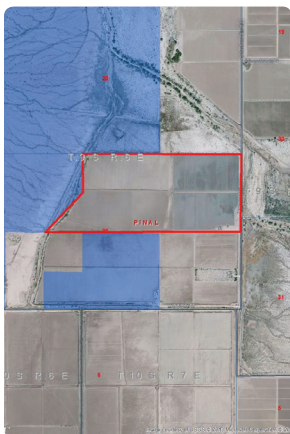
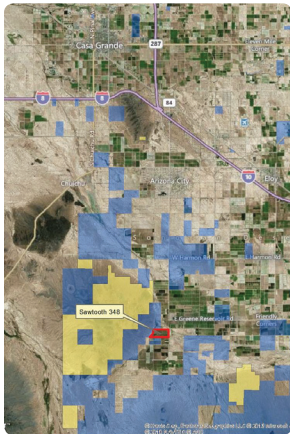
Jack Doughty

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SAWTOOTH FARM

Pinal County, Arizona

348.89 Total Acres

Offered by: Jack Doughty, Three Rivers Ag Investments

LOCATION

The farm is located south of Arizona City, approximately 14 miles south of Interstate 10 on the west side of Sunland Gin Road, Pinal County, Arizona.

LEGAL

All of Lots 1, 2, 3, 4, a portion of Lot 8 and all of Lots 9, 10, 11 and 12, Section 36, Township 9 South, Range 6 East, G&SRB&M, Pinal County.

APN

500-50-001, 005, 006B, 006C, 006D, 007A and 007B

ACREAGE

Total acres	348.89	
Cropland acres	311.30	
GFWR acres	330.00	MAWA: 3.46

IRRIGATION

The farm receives gravity flow irrigation water from the Central Arizona Irrigation and Drainage District (CAIDD). Current water costs include a district assessment of \$35.00 per district acre and a water charge of \$55.00 per acre foot. The farm holds a grandfathered water right for 330 acres with a current allotment of 1,074.92 af/year. GFWR Certificate No. 58-102426.0001.

IMPROVEMENTS

Approximate 1,904 square-foot block constructed home built in 1986.

FEMA

Flood Zone X (area determined to be outside the 0.2% annual chance floodplain).

FSA

Crop	Base	Yield
Upland	190.2	1,371 lbs.
Wheat	60.2	70 bu.
Barley	2.0	85 bu.

SOILS

Series	Class	Approx. %
5 – Cashion clay	IIIw	62
20 – Gadsden clay	IIIw	31
22 – Gillman clay loam	IIw	7

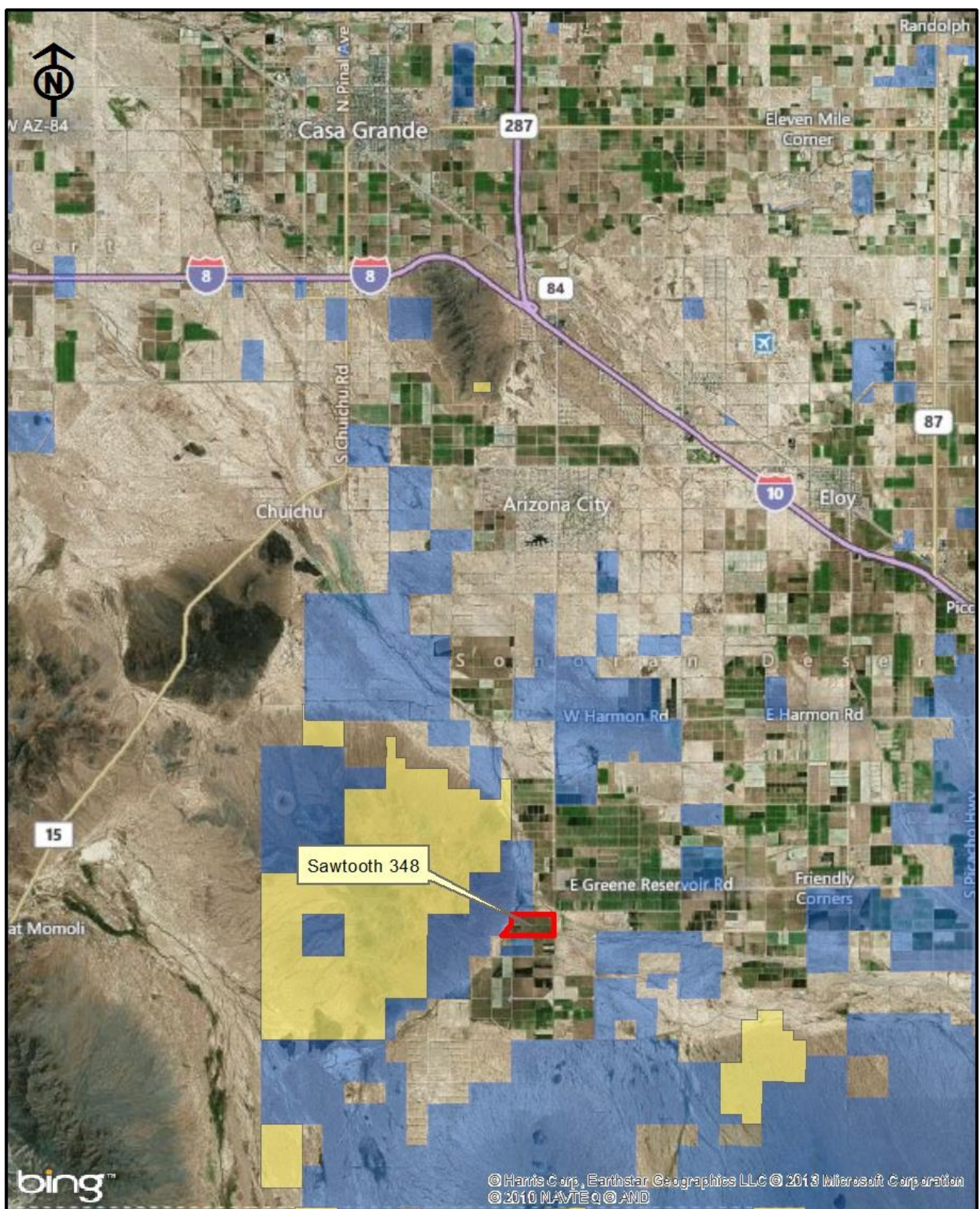
TAXES

\$17,664.82 per year inclusive of irrigation district assessments based on 2012 taxes.

PRICE

\$2,525,900 or \$7,240 per acre



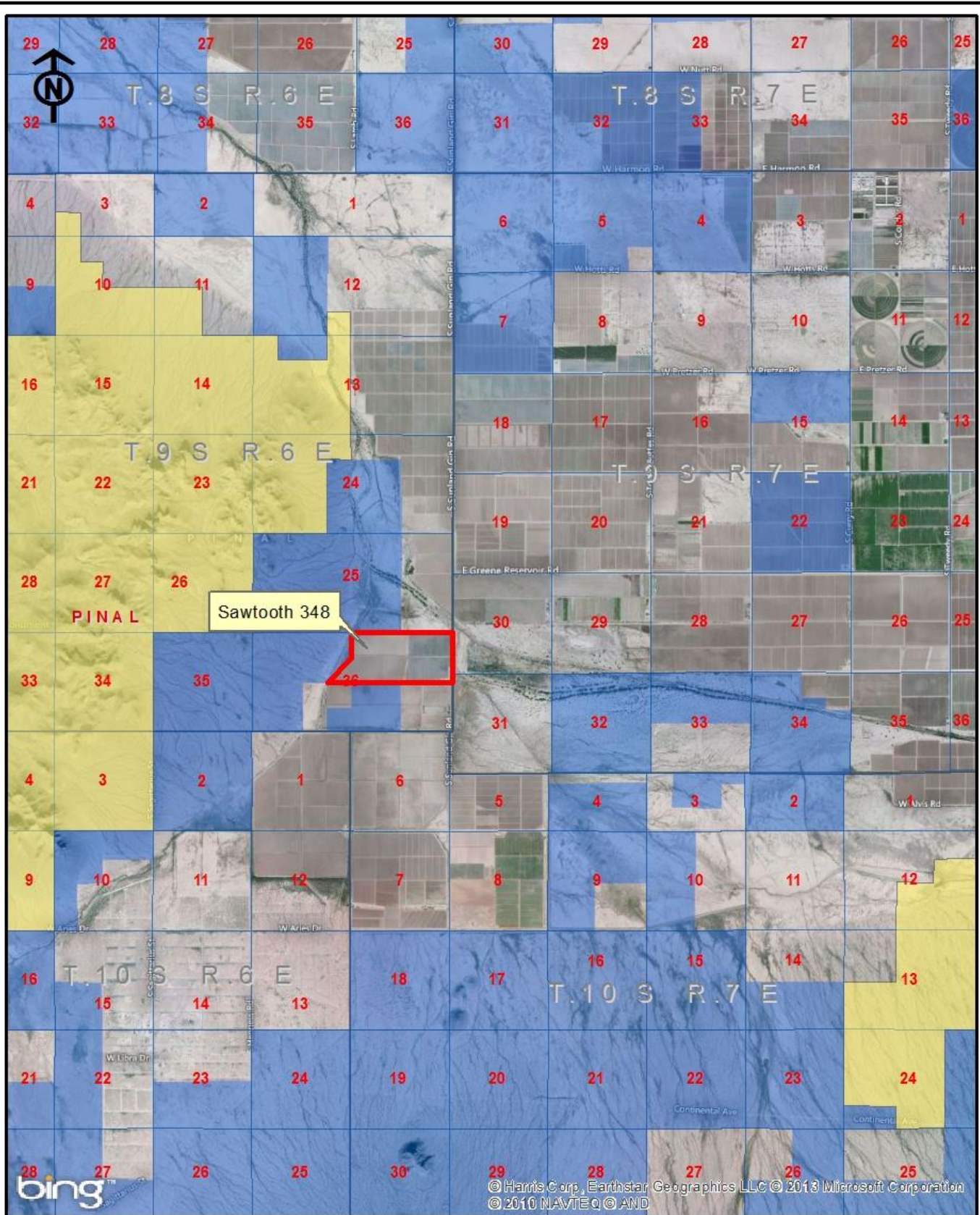


Three Rivers Ag Investments

Sawtooth 348

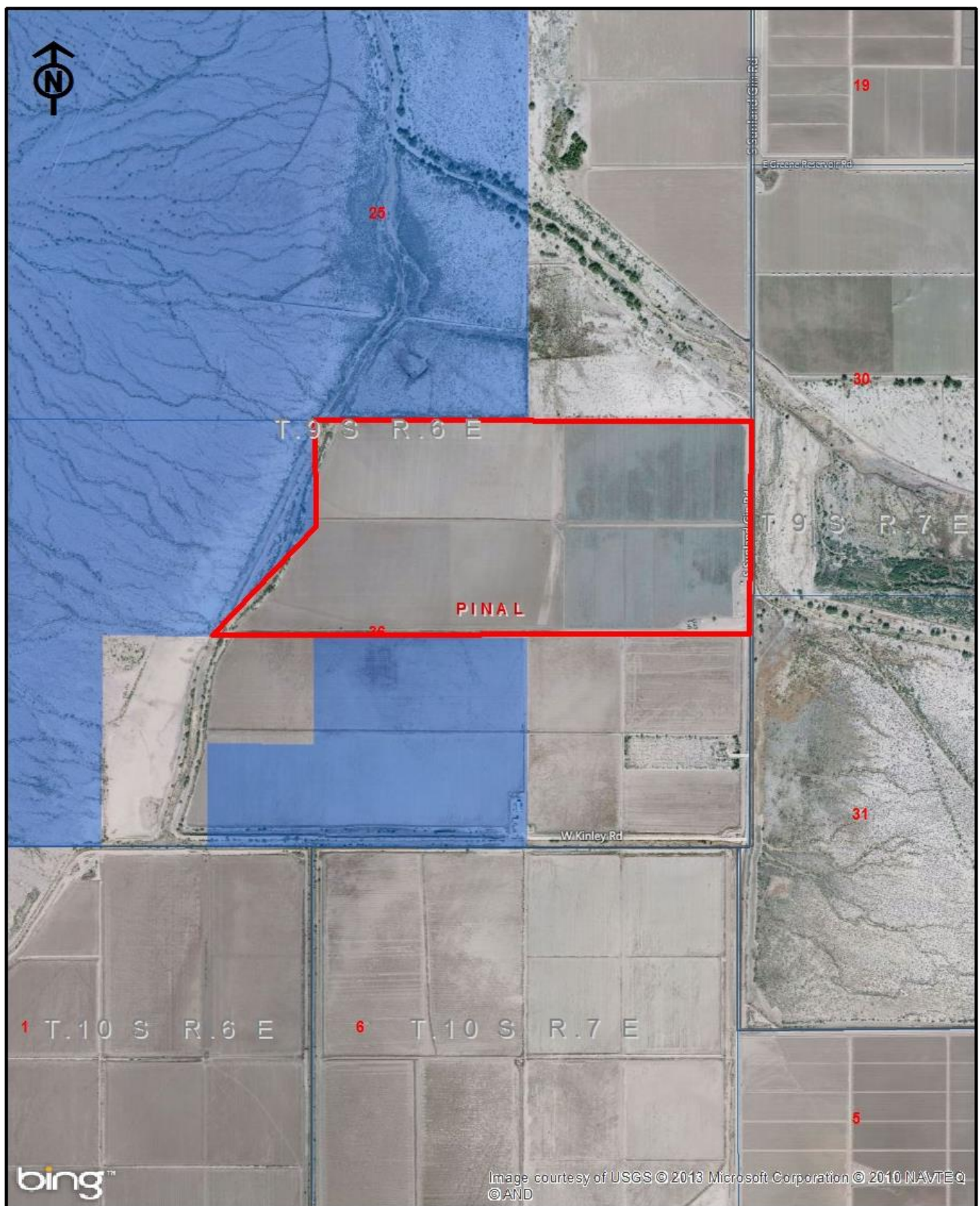
Location Map

Jack M. Doughty
(480) 802-2305 (Office)



Three Rivers Ag Investments **Sawtooth 348** **Area Map**

Jack M. Doughty
 (480) 802-2305 (Office)



Three Rivers Ag Investments
Sawtooth 348
Aerial Map

Jack M. Doughty
(480) 802-2305 (Office)

SAWTOOTH FARM, PINAL COUNTY, ARIZONA



1,904 square-foot block constructed residence



Concrete irrigation ditch.

SAWTOOTH FARM, PINAL COUNTY, ARIZONA



Jack-gate field turn-out.



CAIDD turn-out.