



Three Rivers
AG INVESTMENTS

For further information,
please contact:

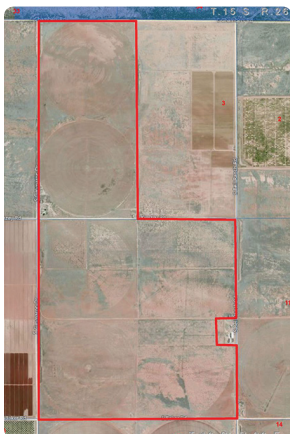
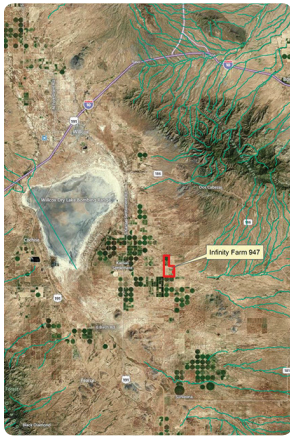
Jack Doughty

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

Office: (480) 802-2305

Cell: (602) 228-0563

jdoughty@threeriversag.com
www.threeriversag.com



INFINITY FARM 947

Cochise County, Arizona
947.55 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Situated in the productive Kansas Settlement area of Cochise County in Southeastern Arizona. Access is approximately 20 miles south from the town of Willcox, four miles east of Kansas Settlement Road on Baker Road.

ACREAGE

Total acres 947.55

LEGAL

Generally described as the west half of section 3, the north half of section 10, the south half of section 10 (except for the east 660' of the north 660'), T16S, R26E, G&SRB&M, Cochise County, Arizona.

APN

401-43-004D, 401-43-009B and 401-43-010.

IRRIGATION

There are eight irrigation wells and two domestic wells. Wells would require new pumps and motors. Wells typically range from 530' – 814' deep.

SOILS

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

IMPROVEMENTS

Grain storage includes six older grain bins with an estimated total 40,000 bu capacity.

Other improvements include:

2,118 sq. ft. residence, block construction, 1963

1,478 sq. ft. shop, steel construction

2,440 sq. ft. storage building, steel construction

Corrals with loading chutes

ELEVATION

From 4,300 – 4,350 feet

ZONING

RU4 – Cochise County, minimum four acre lot size per residence.

TAXES

\$4,919.86 based on 2011 taxes.

FLOOD ZONE

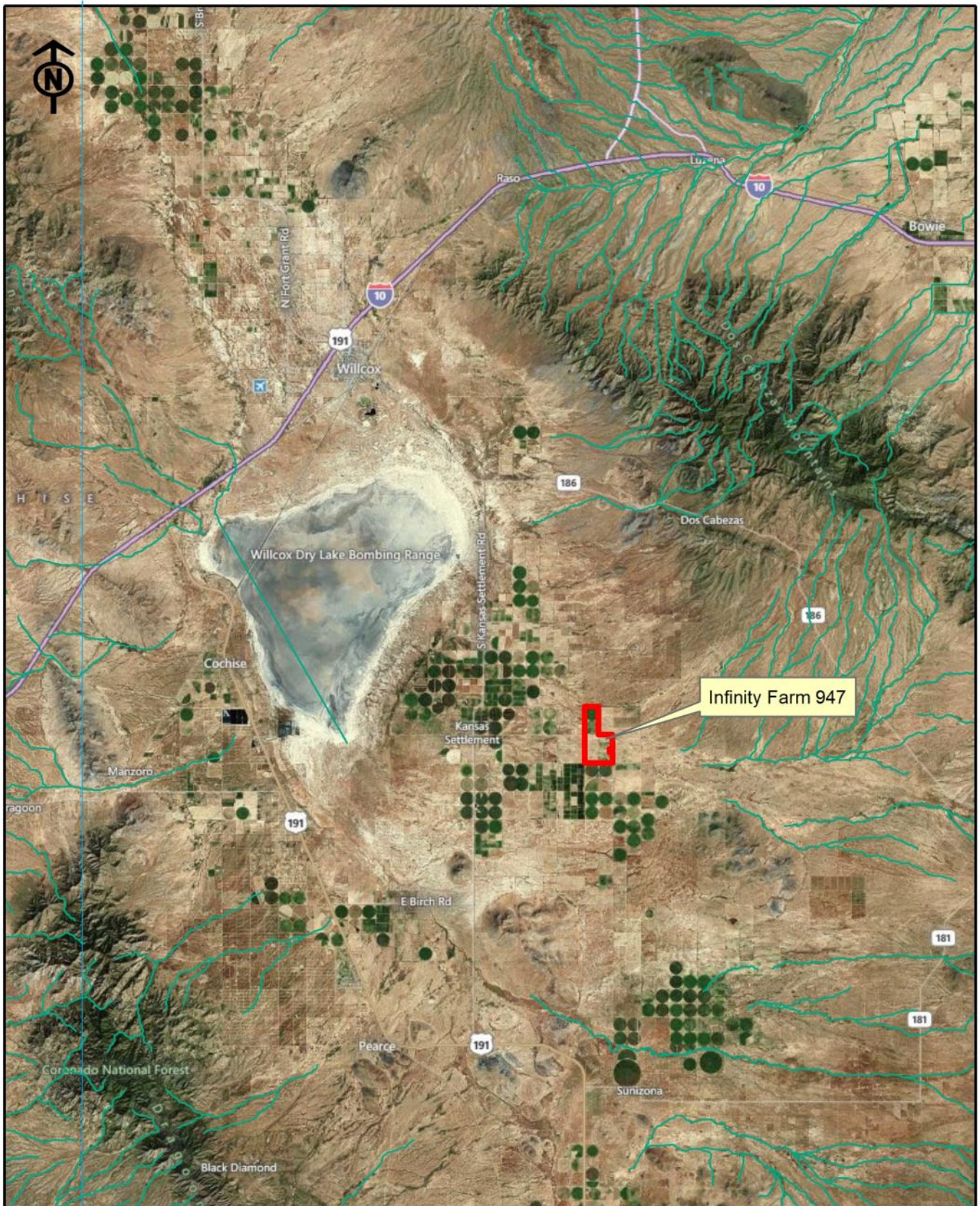
Approximately 25% of the property lies within designated flood hazard "Zone A" per FEMA Map 04003C 1075 F dated 8-28-2008.

PRICE

\$1,350,000 or \$1,425 per acre

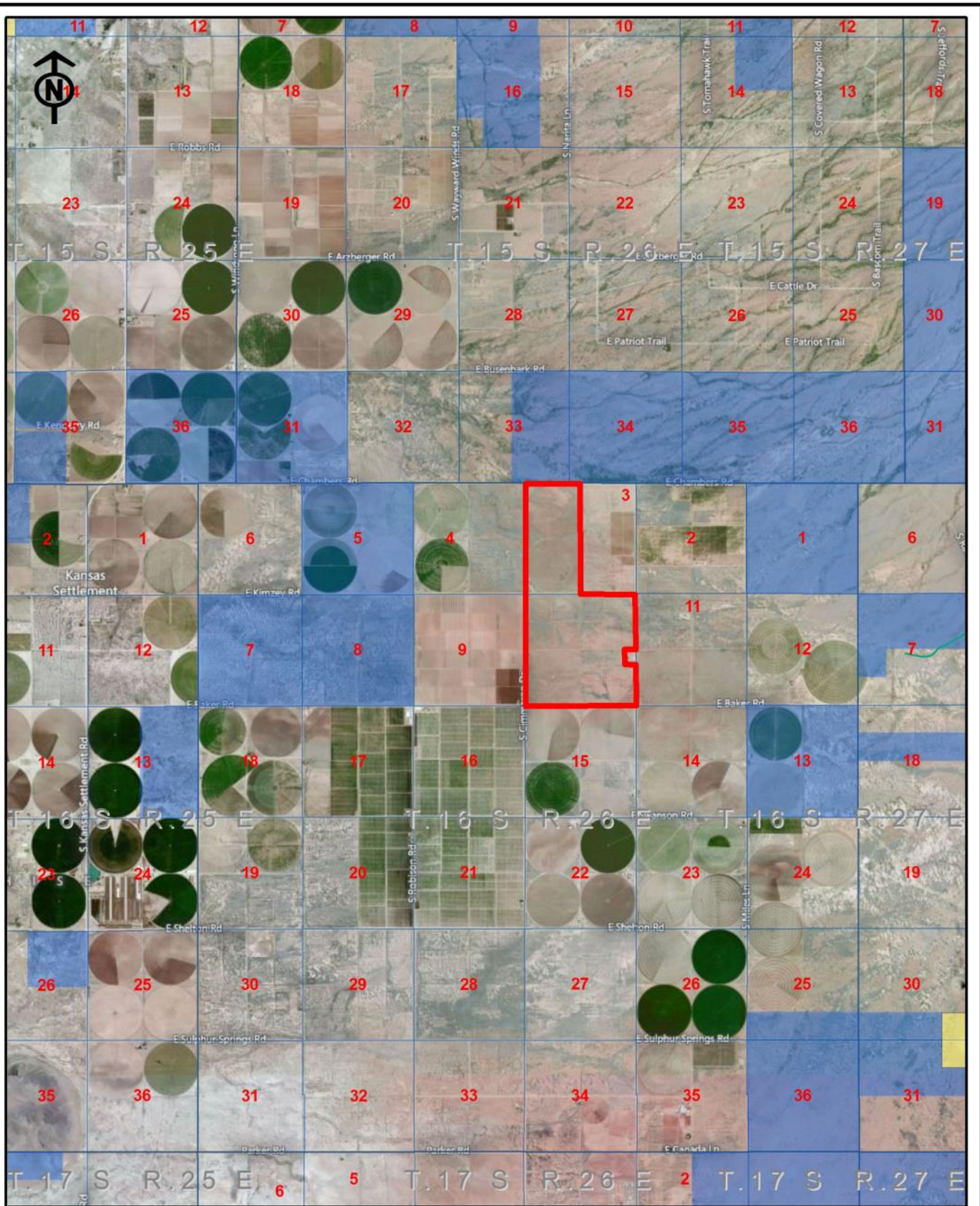
TERMS

Cash



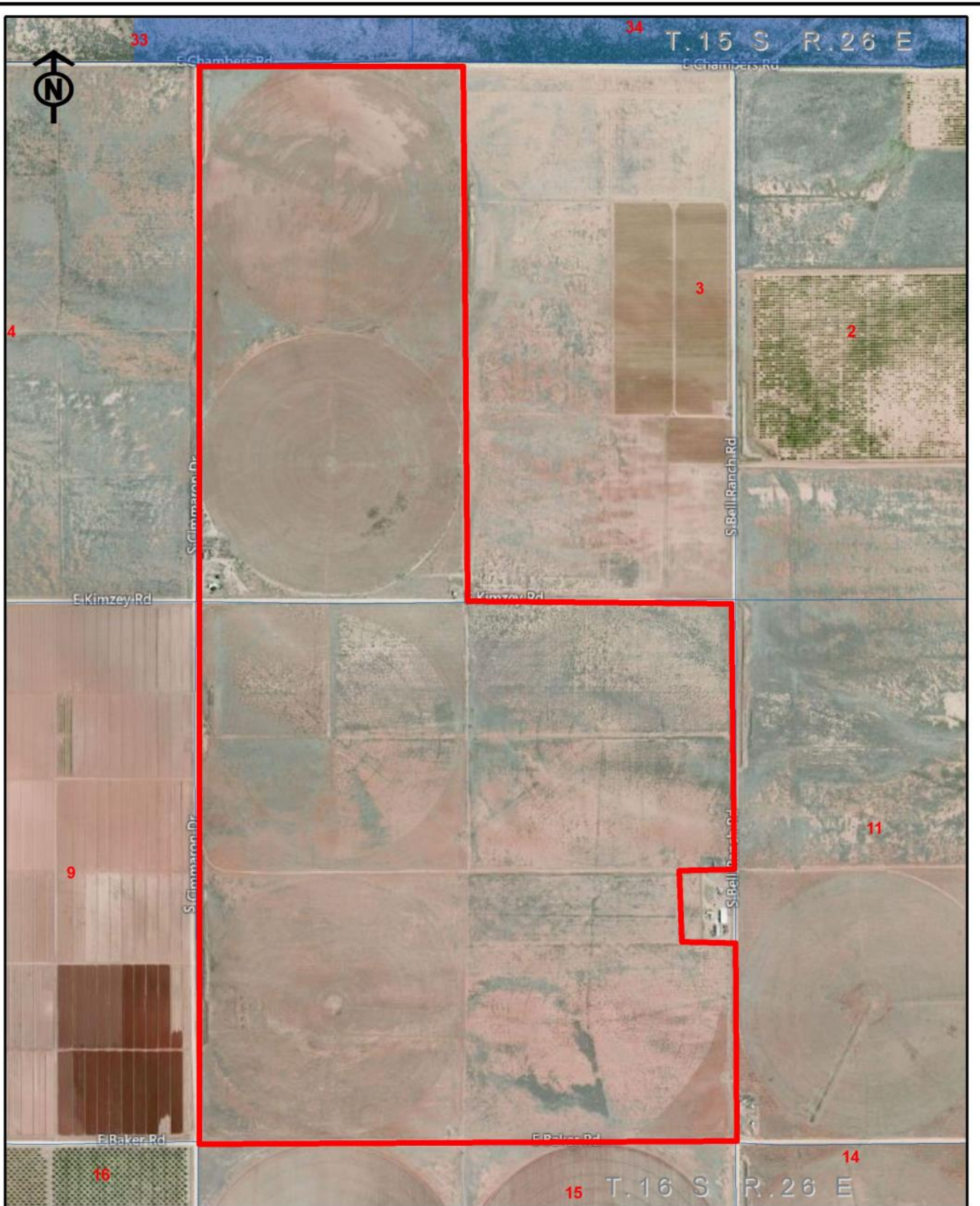
Three Rivers Ag Investments
Infinity Farm 947.55 acres
Location Map

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



Three Rivers Ag Investments Infinity Farm 947.55 acres Area Map

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



Three Rivers Ag Investments Infinity Farm 947.55 acres Aerial Map

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

INFINITY FARM, COCHISE COUNTY, ARIZONA



Grain Storage bins approximately 40,000 bu. capacity



Residence, 2,118 sq. ft..

INFINITY FARM, COCHISE COUNTY, ARIZONA



Shop building



Well site 3, 716' deep