



Three Rivers AG INVESTMENTS

For further information,
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INFINITY FARM

Cochise County, Arizona

1,587 Total 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	1,587.55
Pivot Irrigated acres	480.00
Proposed Irrigated acres	720.00

Note: Owner plans to add one pivot during 2012 with long term plans to improve wells and ultimately install five additional center pivots sprinklers to irrigate a total of approximately 1,200 acres.

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'), the south half of section 11 and the north half of section 14, T16S, R26E, G&SRB&M, Cochise County, Arizona.

APN

401-43-004D, 009B, 010, 012A and 012B.

IRRIGATION

There are 16 irrigation wells, four of which are actively delivering water to (4) center pivots sprinklers. Another well and pivot are expected to be online during 2012. Wells typically range from 500 – 814' deep, there are two deep wells, one at 1,170' and one at 1,718'. Of the active wells, bowls are set from 650 – 700' deep. Pivot sprinklers consist of four 2007 Reinke 8 tower systems.

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;
9,600 sq. ft. older grain storage barn; and
corrals with loading chute.

ELEVATION

From 4,305 – 4,372 feet

ZONING

RU4 – Cochise County, minimum 4 acre lot size per residence.

TAXES

\$7,802.50 per year based on 2011 taxes.

FLOOD ZONE

Approximately 15% of the property lies within designated flood hazard "Zone A" per FEMA Map 04003C 1075 F dated 8-28-2008.

PRICE

\$3,075,000 or \$1,937 per acre

TERMS

Cash