



Three Rivers AG INVESTMENTS

For further information,
please contact:

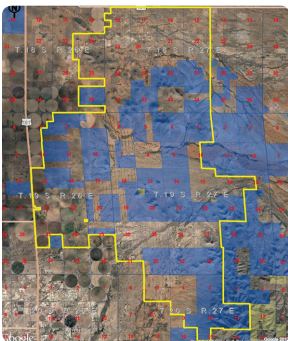
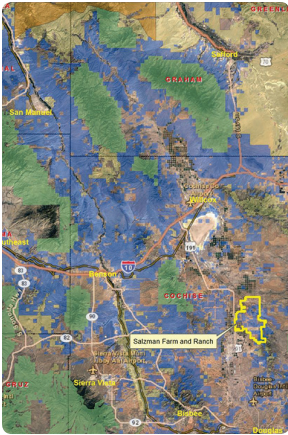
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SALZMAN FARM & RANCH

Cochise County, Arizona

8,381 Fee Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The Salzman Farm and Ranch sits at the north end of the White Water Draw of the Sulphur Springs Valley in Southeastern Arizona. Located on the east side of State Highway 191 at Rucker Canyon Road between State Highway 181 and the Town of Elfrida, Cochise County, Arizona.

DESCRIPTION

Highly productive farm and grasslands offering a vertically integrated cow calf, backgrounding/stocker grazing operation along with irrigated pasture and/or crop production for growing corn, cotton, small grains, hay, or feed inputs for feedlot facility.

ACREAGE

Deeded acres:	8,381 +/-
State Grazing Lease acres:	17,117 +/-
State Ag Lease acres:	942 +/-
BLM Grazing Allotment acres:	40 +/-
Adverse acres:	15,650 +/-
Total:	42,130 +/- (approx. 66 sections)

LAND USE

Irrigated fee acres:	2,300 +/-
Irrigated State Ag Lease acres:	158 +/-
Corners, roads and farmstead acres:	890 +/-
Grazing land acres:	38,782 +/-
NIA Acres:	3,790 +/-

CARRYING CAPACITY

1,100 animal units per year including ranch grazing land and crop residue, plus 1,000 head of stockers, subject to crop rotation.

IRRIGATION

There are 23 active irrigation wells delivering water to 23 center pivot sprinklers. Wells range from approximately 500'-1,200' deep with bowls set from 430'-500' deep, primarily powered by electric driven turbine or submersible irrigation pumps. All wells are interconnected for maximum sprinkler irrigation efficiency. Mostly Zimmatic pivots ranging in age from 2-8 years.

WATER RIGHTS

The Salzman Farm and Ranch is located within the Douglas Irrigation Non-Expansion Area ("Douglas INA"). As such, the farm holds certificates for Notice of Irrigation Authority ("NIA") for 3,790 acres. Holding water rights in an area that limits future irrigation expansion adds to the sustainability of irrigation water resources for the property.

SOILS

Farmland consists of Class II and III soils suitable for irrigated crop production typically grown in the area.

continued



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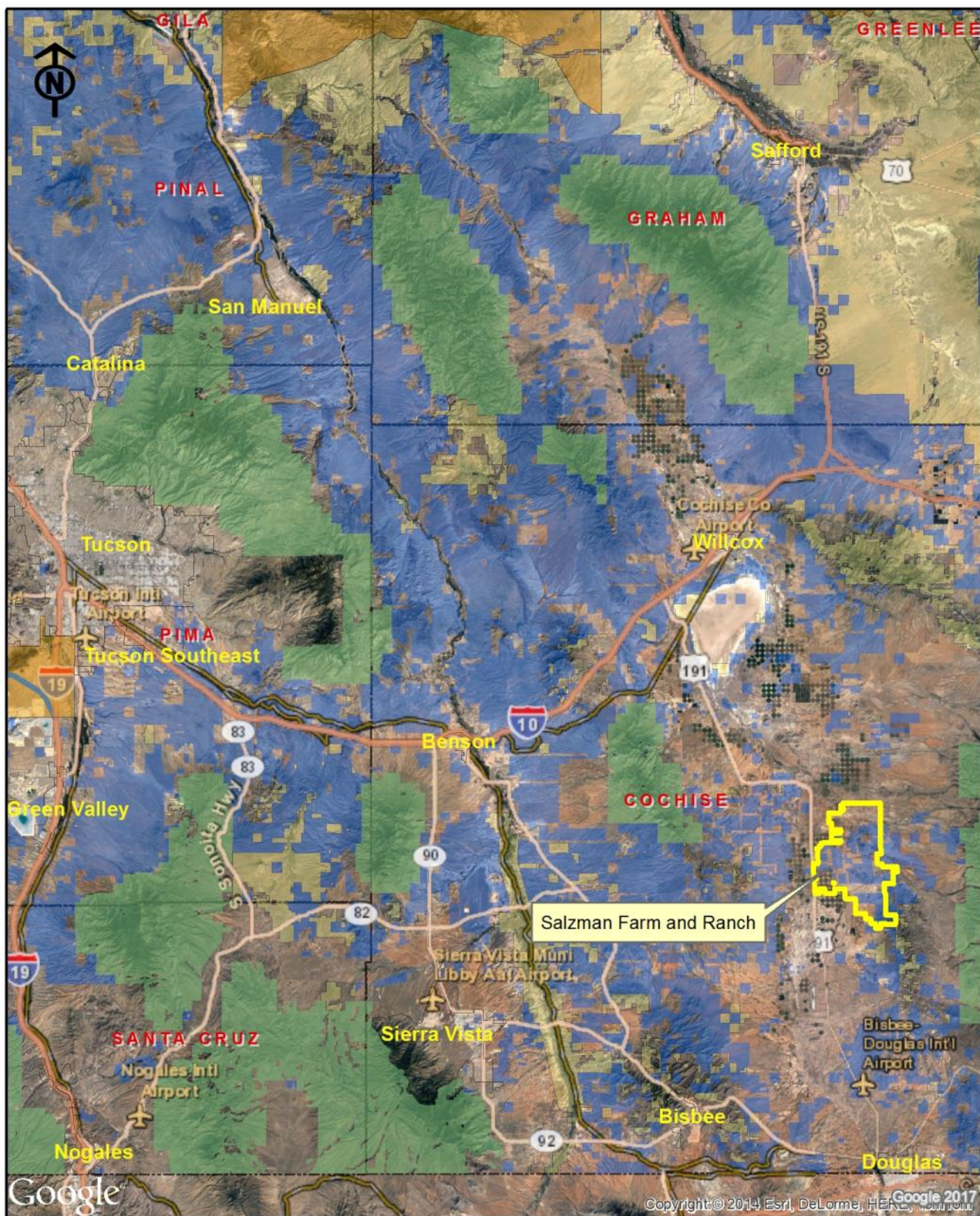
SALZMAN FARM & RANCH *continued*

Cochise County, Arizona

8,381 Fee Acres

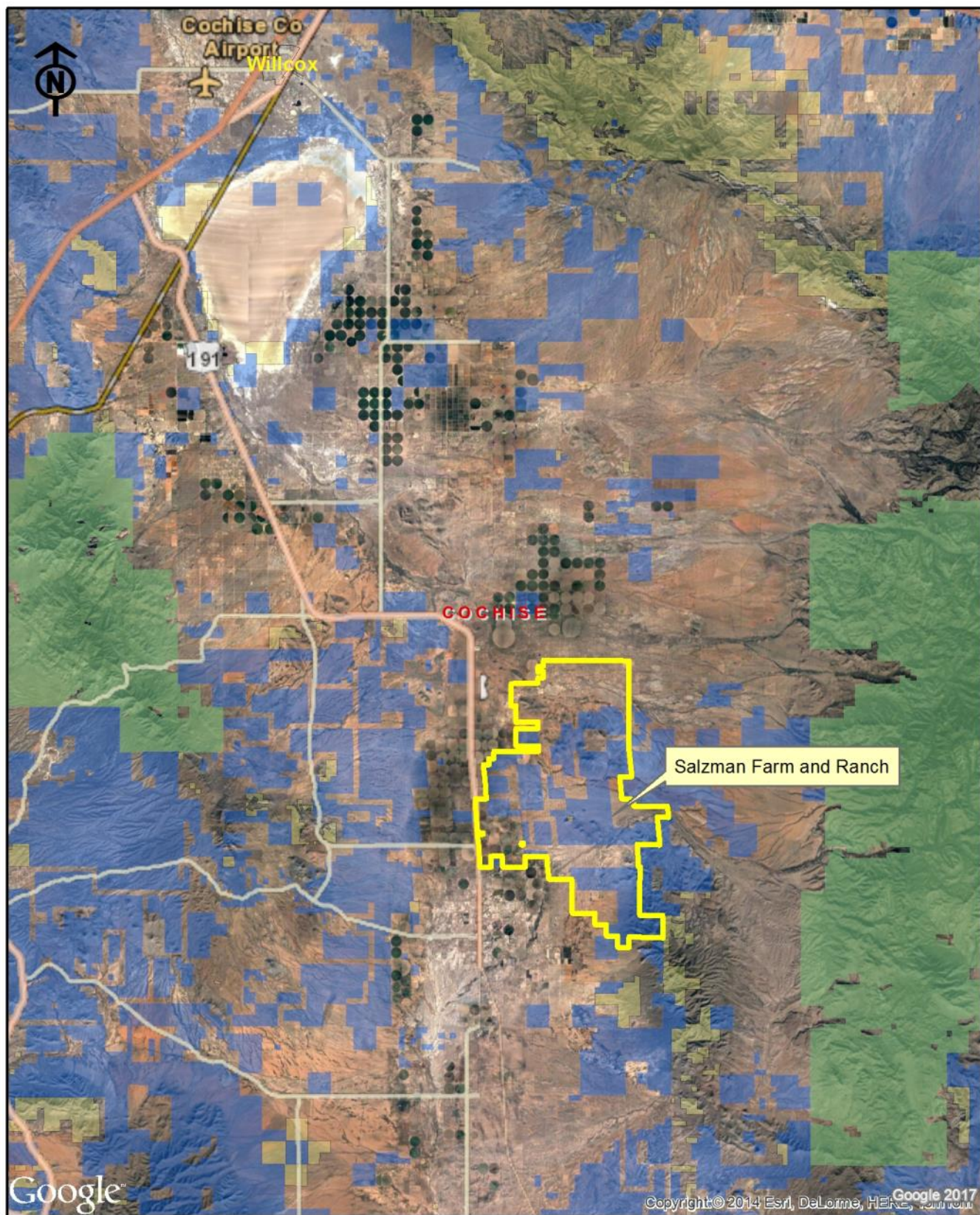
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IMPROVEMENTS	Grain handling facility with total capacity of approximately 320,000 bu; Seven hay barns, each typically 9,000 sf.; Three shop buildings, metal frame and siding over concrete floors; Six homes; Two (office/scale houses); 6,500 Hd feedlot permit; Cattle pens for feeding, working and shipping livestock with scales; All cropland fields have perimeter fencing and livestock water for ease of grazing crop residual; Thirteen wells for domestic and livestock water; and Numerous waterers and troughs for livestock.
ZONING	RU4, minimum 4-acre lot size per acre with approximately 16 acres of GB (General Business), Cochise County.
ELEVATION	Farmland from 4,215'-4,340'; grazing land from approximately 4,300'-5,000'.
TOPOGRAPHY	The ranch generally slopes west from the Square Top Hills and the Swisshelm Mountains to the Sulphur Springs Valley floor.
VEGETATION	Natural grasses include: black grama, curly mesquite, lovegrasses and desert spring weeds. Shrubs and trees include mesquite, hackberry, ash, oak and sycamore.
PASTURE	34 pastures and three traps.
OPERATIONS	Current owner runs two 550-head cow herds utilizing higher elevation grasslands May through July, calving in lower pasture August through September, while utilizing irrigated pasture, corn and cotton stubble and irrigated cover crop pastures during fall and winter months. In addition to farming corn and cotton, crop residual pastures and winter pastures are utilized for running up to 1,000 head of stockers.
STATE GRAZING LEASE FEES	\$6,381.72 per year, based on 2017.
STATE AG LEASE FEES	\$5,923.70 per year, based on 2017.
TAXES	\$40,156.48 per year, based on 2016.
PRICE	\$23,750,000
TERMS	Cash
COMMENTS	Owner will consider selling all or part.



Three Rivers Ag Investments **Salzman Farm and Ranch** **Location Map**

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

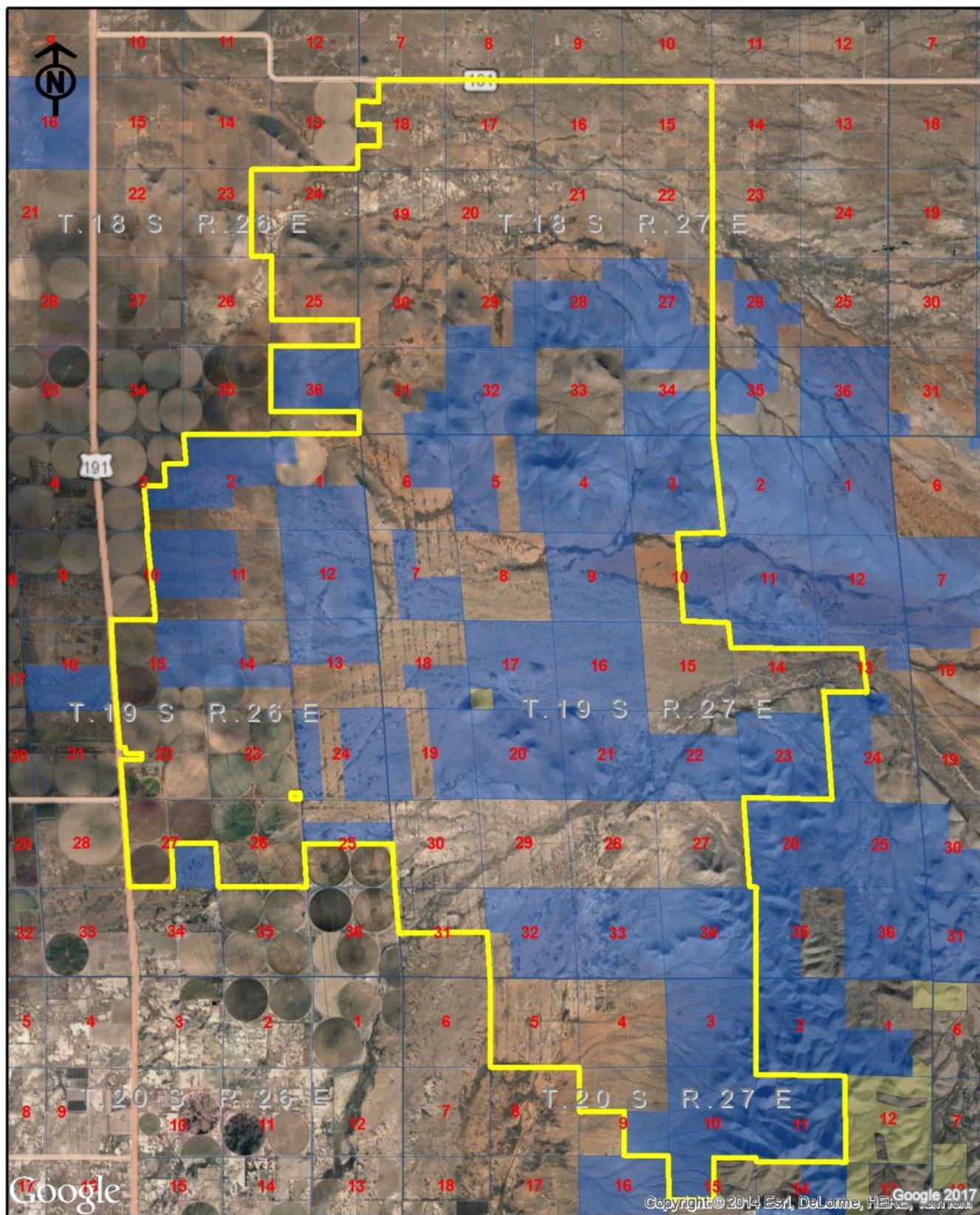


Three Rivers Ag Investments

Salzman Farm and Ranch

Area Map

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



Three Rivers Ag Investments **Salzman Farm and Ranch** **Aerial Map**

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

SALZMAN FARM AND RANCH, COCHISE COUNTY, ARIZONA



Headquarters



Main residence, 3,060 s.f.

SALZMAN FARM AND RANCH, COCHISE COUNTY, ARIZONA



Grain handling facility, 320,000 bu. capacity



Zimatic pivot 30" drops

SALZMAN FARM AND RANCH, COCHISE COUNTY, ARIZONA



Labor home



Hay/equipment storage barn, typically 9,000 s.f.

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Well no. 24, 600' deep, 125 HP, 700 GPM



Irrigated pasture

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Cattle working pens



Center pivot irrigated pasture