



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

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## BTS FARM

Pinal County, Arizona

202 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

This drip irrigated farm is located at the southeast corner of I-8 and Murphy Road, approximately four miles south from Stanfield, Pinal County, Arizona.

### ACREAGE

Total acres	202 +/-
Cropland acres	174 +/-
GFWR acres	183
MAWA	4.13

### LEGAL

Generally described as the south half of the southwest quarter of Section 10, lying south of I-8; and the northwest quarter of Section 15, all in T7S, R4E, G&SRB&M, Pinal County, Arizona.

### APN

500-11-024 and 500-16-003A

### IRRIGATION

The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District ("MSIDD"). Current water cost includes MSIDD assessment of \$26.00/district acre and a water charge of \$51.50 per acre-foot up to 4.5 acre-feet and \$70.00 per acre-foot thereafter. The farm holds a grandfathered water right for 183 acres with a current allotment of 755.04 acre-feet per year. Irrigation improvements include high-end drip irrigation system producing maximum irrigation efficiencies. Permanent electric drip station delivering water to 40" spacing sub-surface drip tape complete with manifold flush valve system..

### SOILS

Series	Class	Approximate %
20-Gadsden clay	Illw	39
21-Gilman fine sandy loam	Ilw	5
22-Gilman clay loam	Ilw	34
24-Glenbar clay loam	Ilw	22

### ELEVATION

1,335' – 1,350'

### FEMA

Flood Zone X

### ZONING

GR – General Rural, Pinal County.

### TAXES

\$7,448.42 per year inclusive of irrigation district assessments based on 2016 taxes.

### PRICE

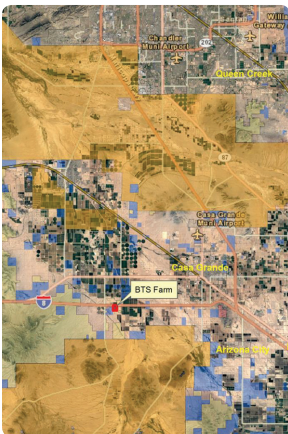
\$2,300,000

### TERMS

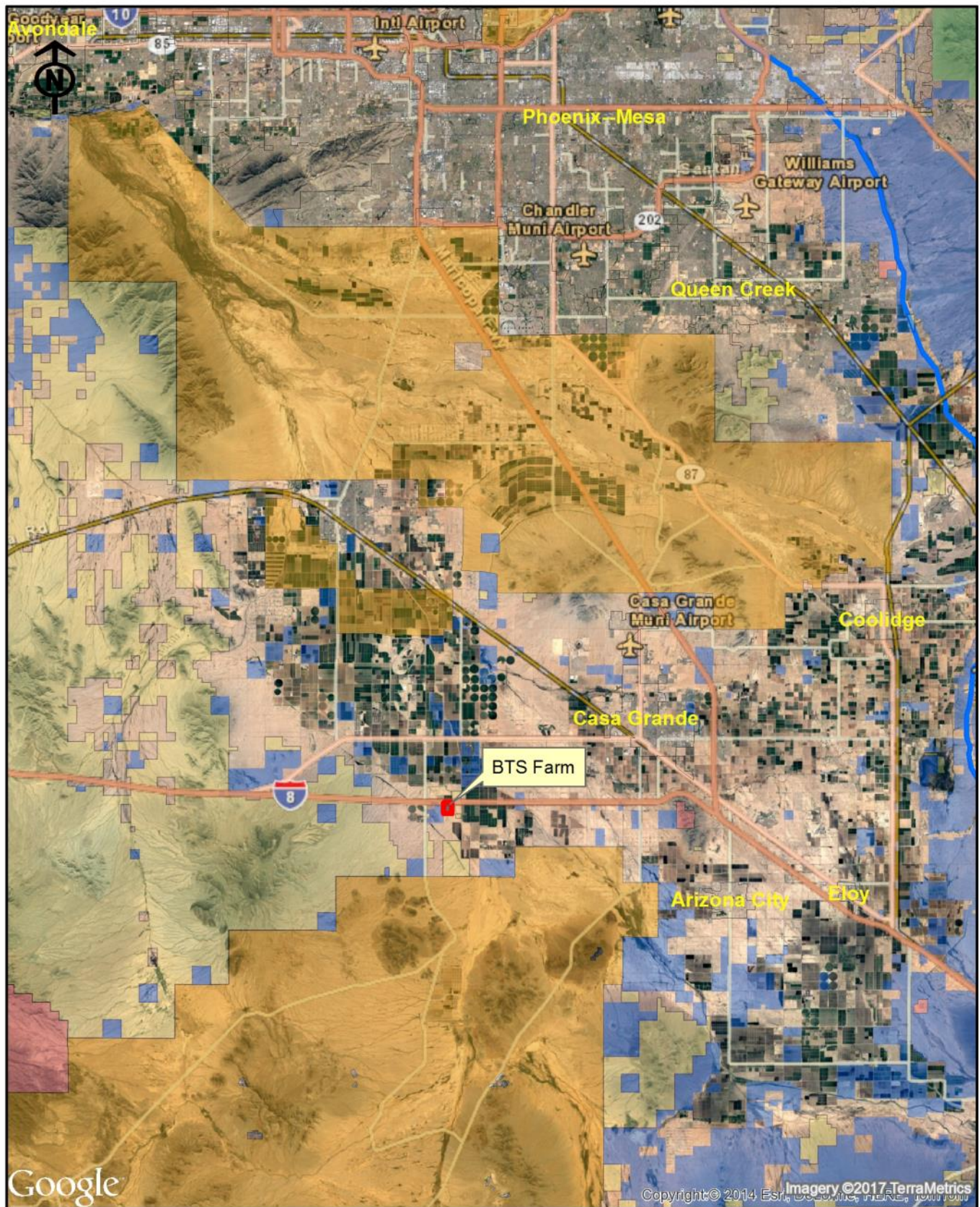
Cash

### COMMENTS

- Ideally situated for appreciable growth in value due to its location within the I-8 corridor and the expanding employment growth of Casa Grande and Pinal County.
- Long-term lease in place at \$433 per cropland acre, with rent escalators.







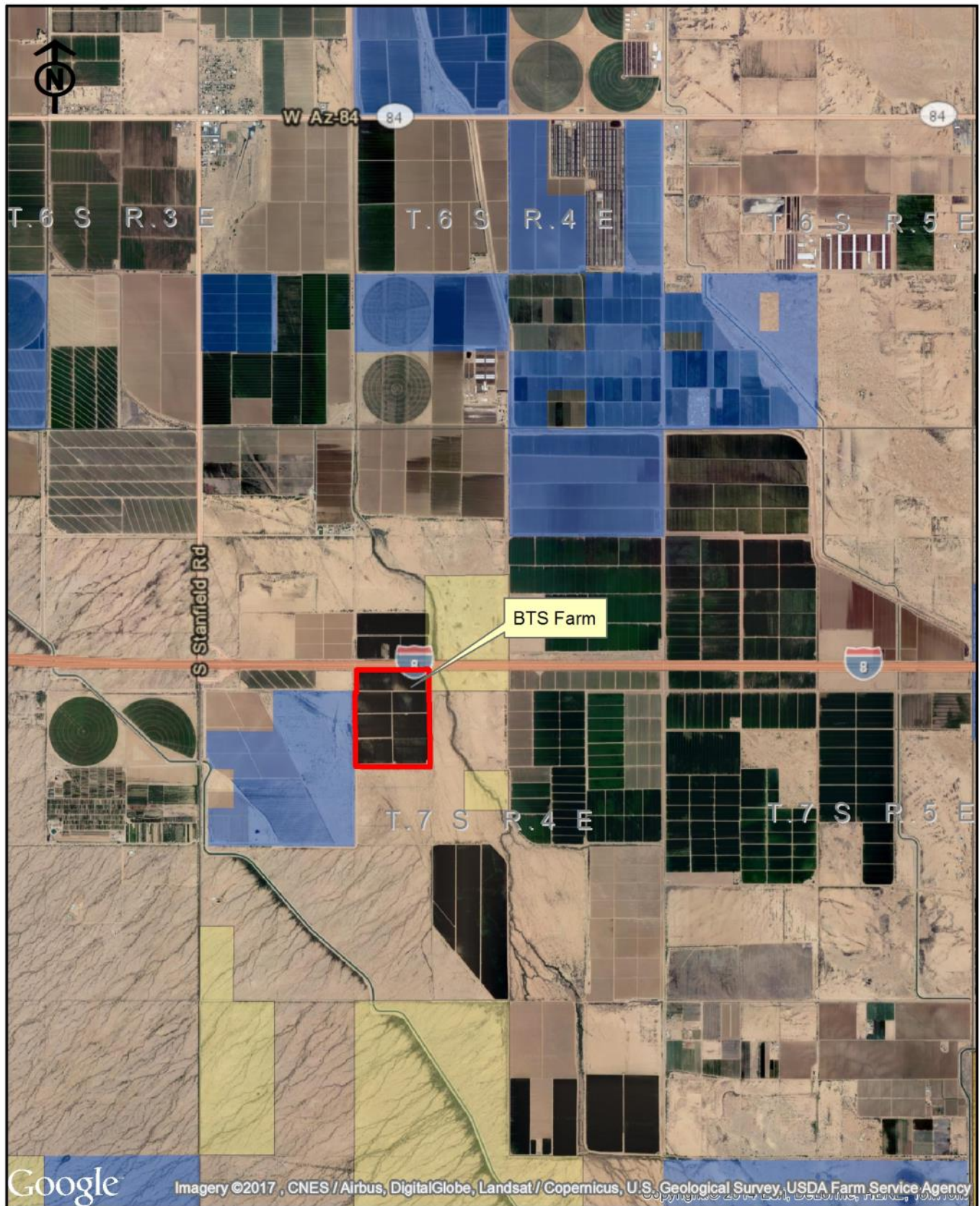
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## BTS Farm

### Location Map

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

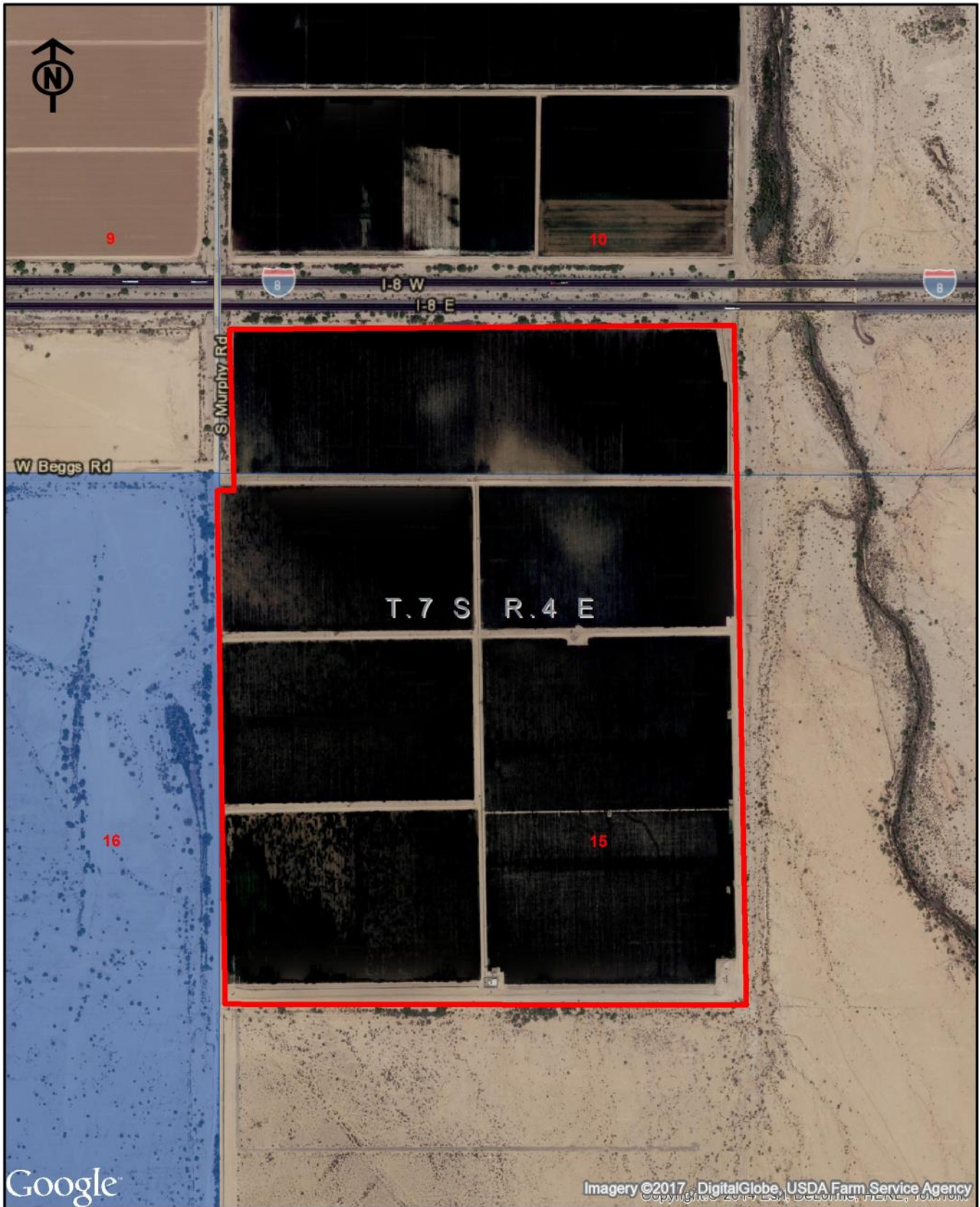




# **Three Rivers Ag Investments** **BTS Farm** **Area Map**

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





**Three Rivers Ag Investments**  
BTS Farm  
Aerial Map

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## RLF BTS FARM, PINAL COUNTY, ARIZONA



Murphy Road and I-8 overpass



MSIDD irrigation water turn-out



## RLF BTS FARM, PINAL COUNTY, ARIZONA



Drip irrigation sand media filters



Drip irrigation and concrete ditch