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

CHULINDA FARM

Pinal County, Arizona
160+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments

LOCATION	This drip irrigated farm is located at the southwest corner of Ralston Road and Mayer Boulevard approximately seven miles southeast from the City of Maricopa, Pinal County, Arizona. Access is off State Highway 347, three miles south of Maricopa, take Papago Road west four miles to Ralston Road, take Ralston Road south 1/2 mile to the property on the west side of Ralston Road.

ACREAGE

Total Acres	159.65
Cropland Acres	145.00+/-
GFWR Acres	148.00
MAWA	3.93

LEGAL — Generally described as the southeast quarter of Section 23, Township 5 South, Range 2 East, G&SRB&M, Pinal County, Arizona.

APN — 510-78-001, 002, 003 and 004

IRRIGATION — The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District ("MSIDD"). Current water costs include 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 148 acres with a current allotment of 581.58 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 value system.

SOILS

Series	Class
13-Denure fine sandy loam	IIIs

ELEVATION — 1,304' – 1,323'

FEMA — Flood Zone X

ZONING — GR-General Rural, Pinal County

TAXES — $5,613.14 per year inclusive of irrigation district assessments based on 2017 taxes.

PRICE — $1,720,000

TERMS — Cash

COMMENTS — Ideally situated for appreciable growth in value due to its location near the City of Maricopa and the State Highway 347 (aka John Wayne Parkway) growth corridor.

Long-term cash rent farm tenant in place.