



Three Rivers AG INVESTMENTS

For further information,
please contact:

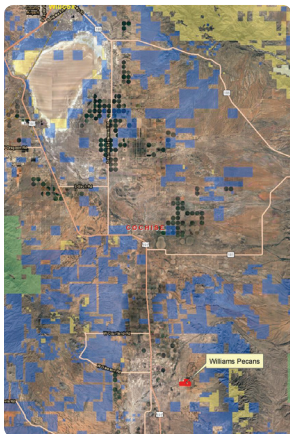
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WILLIAMS PECAN FARM

Cochise County, Arizona

213+/- Fee Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Mature producing pecan orchard located approximately two miles east of Elfrida, Cochise County, Arizona. The farm fronts the north and south sides of Jefferson Road, three miles east of Highway 191, approximately 40 miles south of I-10.

ACREAGE

213+/- fee acres
96+/- acres mature pecans
79+/- acres less than mature pecans
38+/- acres farmstead and unimproved

LEGAL

Generally described as the west 1,762' of the south half of the southeast quarter of Section 18; and the north half of the north half of Section 19, all located within T20S, R27E, G&SRB&M, Cochise County, Arizona.

APN

403-53-010D, 010G, 010J, 010K, 010L, 010M, 010N, 010P, 010Q and 031B

IRRIGATION

There are three irrigation wells delivering water by solid set sprinkler system to mature trees and furrow irrigation to new plantings. Wells range from approximately 460'-800' deep with pumps set from approximately 400'-500' deep. Static water ranges from 170'-180' below surface.

IMPROVEMENTS

Residence, 2400 s.f. with atrium and pool room, 1999
Shop/pecan barn, 5,200 s.f. corrugated metal over concrete, 2003
Barn, 2,500 s.f. corrugated metal over concrete, 2003
Pre-cleaning equipment, 2017
Miscellaneous out buildings

PECANS

Acres	Age	Varieties	Spacing
34	1980-1985	80% Western Schley, 20% Wichita	30'x30'
53	2000-2008	90% Western Schley, 10% Wichita	30'x30'
9	2010	100% Wichita	20'x40'
22	2015	100% Wichita	20'x40'
57	2018	100% Wichita	30'x30'

ELEVATION

From 4,200' to 4,225'

FLOOD ZONE

The property lies within flood zone "X", areas determined to be outside the .2% annual chance flood plain.

TAXES

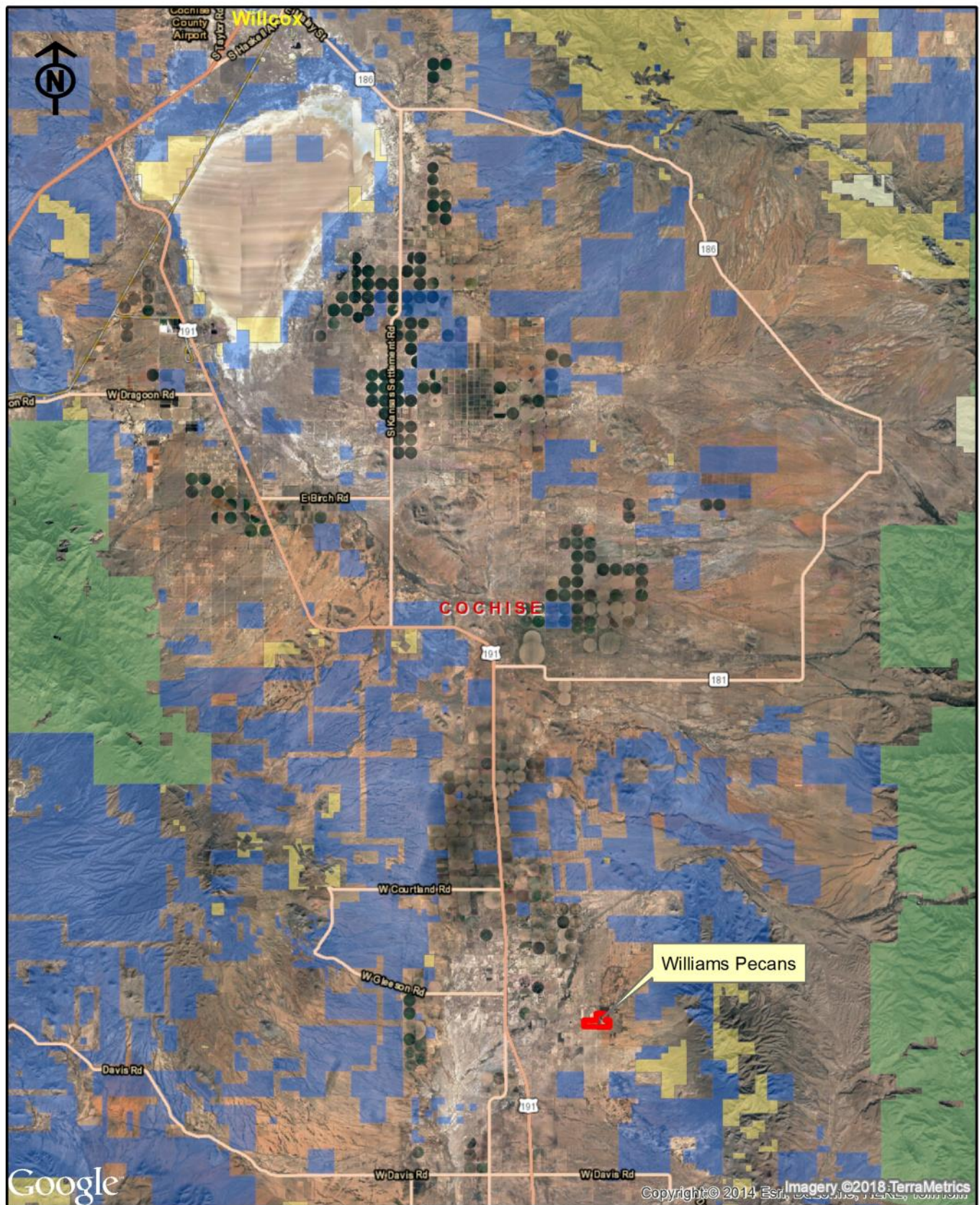
\$6,868.12 per year based on 2017.

PRICE

\$3,800,000

TERMS

Cash

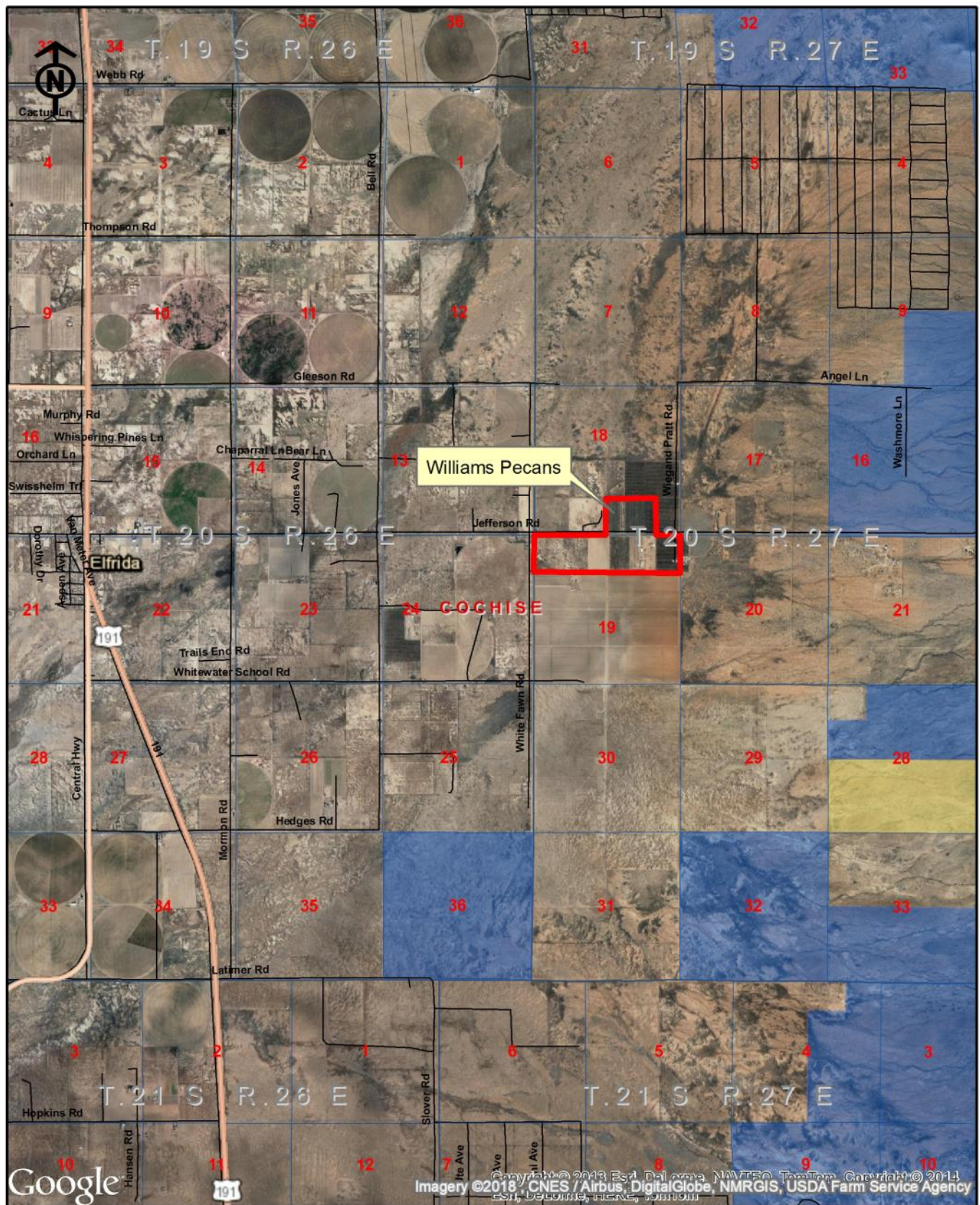


Three Rivers Ag Investments

Glenn Williams Pecans

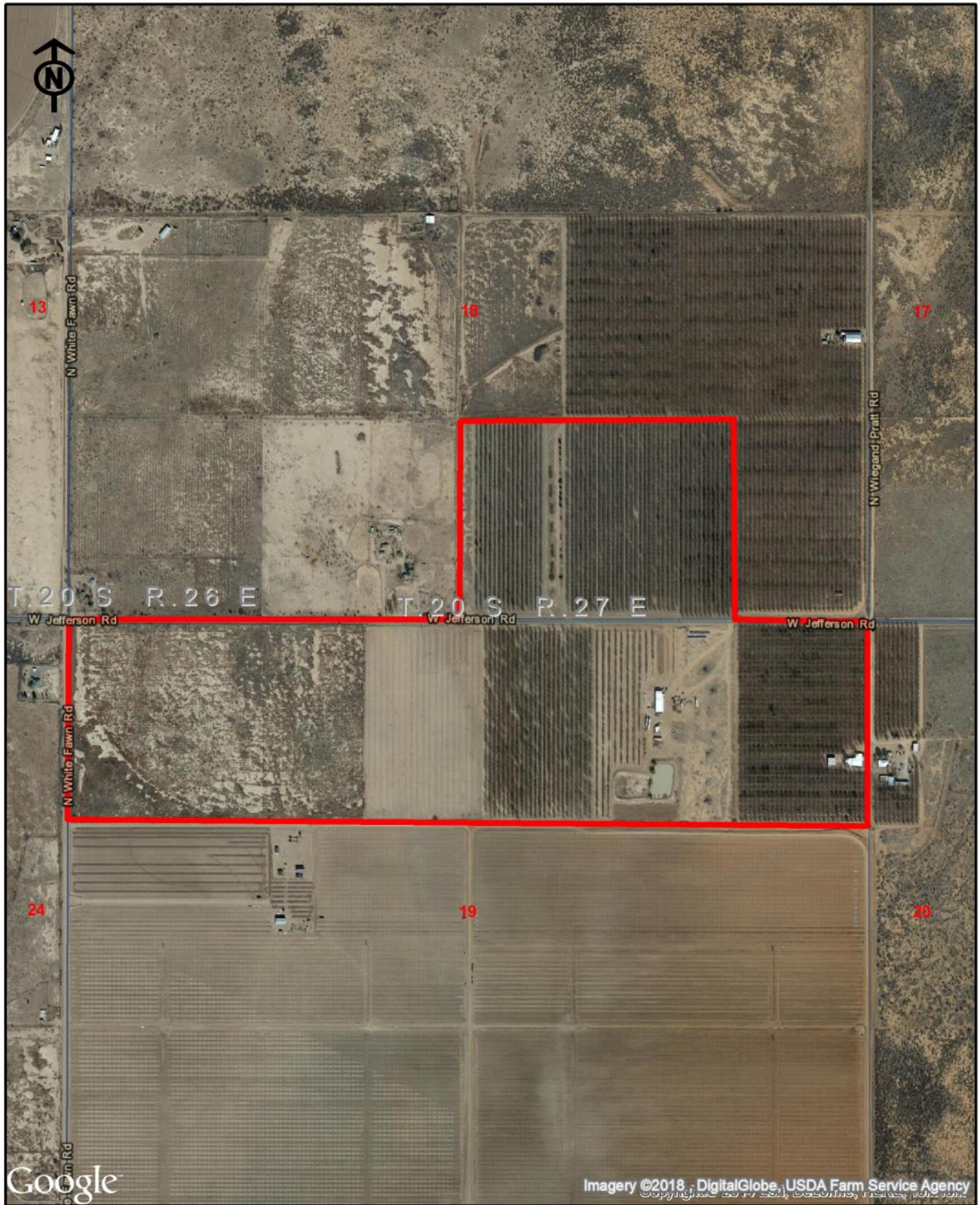
Location Map

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



Three Rivers Ag Investments **Glenn Williams Pecans** **Area Map**

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



Three Rivers Ag Investments

Glenn Williams Pecans
Aerial Map

Jack M. Doughty
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WILLIAMS PECAN FARM, COCHISE COUNTY, ARIZONA



Block 1, frontage Jefferson Road



Block 5, Wichita pecans, 20 years of age

WILLIAMS PECAN FARM, COCHISE COUNTY, ARIZONA



Pecan pre-cleaning equipment



Shop, barn and office, approximately 5,200 s.f.