



Three Rivers AG INVESTMENTS

For further information,
please contact:

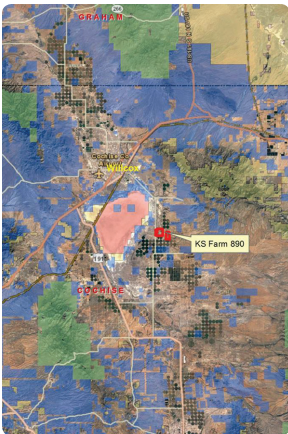
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KS FARM 890

Cochise County, Arizona

890 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Known for its deep well-drained, productive soils, this property is located in the Kansas Settlement region of Cochise County, Arizona. The farm fronts Kansas Settlement Road, approximately 16 miles south of the City of Willcox.

ACREAGE

Total acres	890+/-
FSA cropland acres	821

LEGAL

Generally described as the E1/2 of Section 19, T15S, R26E; the SE1/4, E1/2 of the SW1/4, and the S 1,687' of the W 500' of the SW1/4 of Section 13; and the N1/2 of Section 24, except the S 330' of the W 1,330' thereof, T15S, R25E, G&SRB&M, Cochise County, Arizona.

APN

204-24-025A, 025H, 026A and 305-32-018

IRRIGATION

There are 14 irrigation wells of which 10 wells are equipped with pumps, 8 submersible pumps 15-100hp and two turbine pumps 20 and 120hp. Well depths range from 103'-1,100', with bowls typically set from 70'-400' deep. The farm has high potential for sustainable water production. Historically the farm has produced onions with small grain in rotation under drip irrigation. These shallow wells appear to be located in a productive aquifer area of the valley, having potential to deepen for maximum production.

SOILS

Class I and II soils suitable for irrigated crops typically grown in the area.

IMPROVEMENTS

120'x135' metal over concrete packing and storage building;
30'x80' metal shop building;
Approximate 1,184 square foot employee residence; and
Two labor houses each approximately 405 square feet.

ELEVATION

4,200' to 4,259'

ZONING

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

TAXES

\$26,992.13 per year based on 2016 taxes.

PRICE

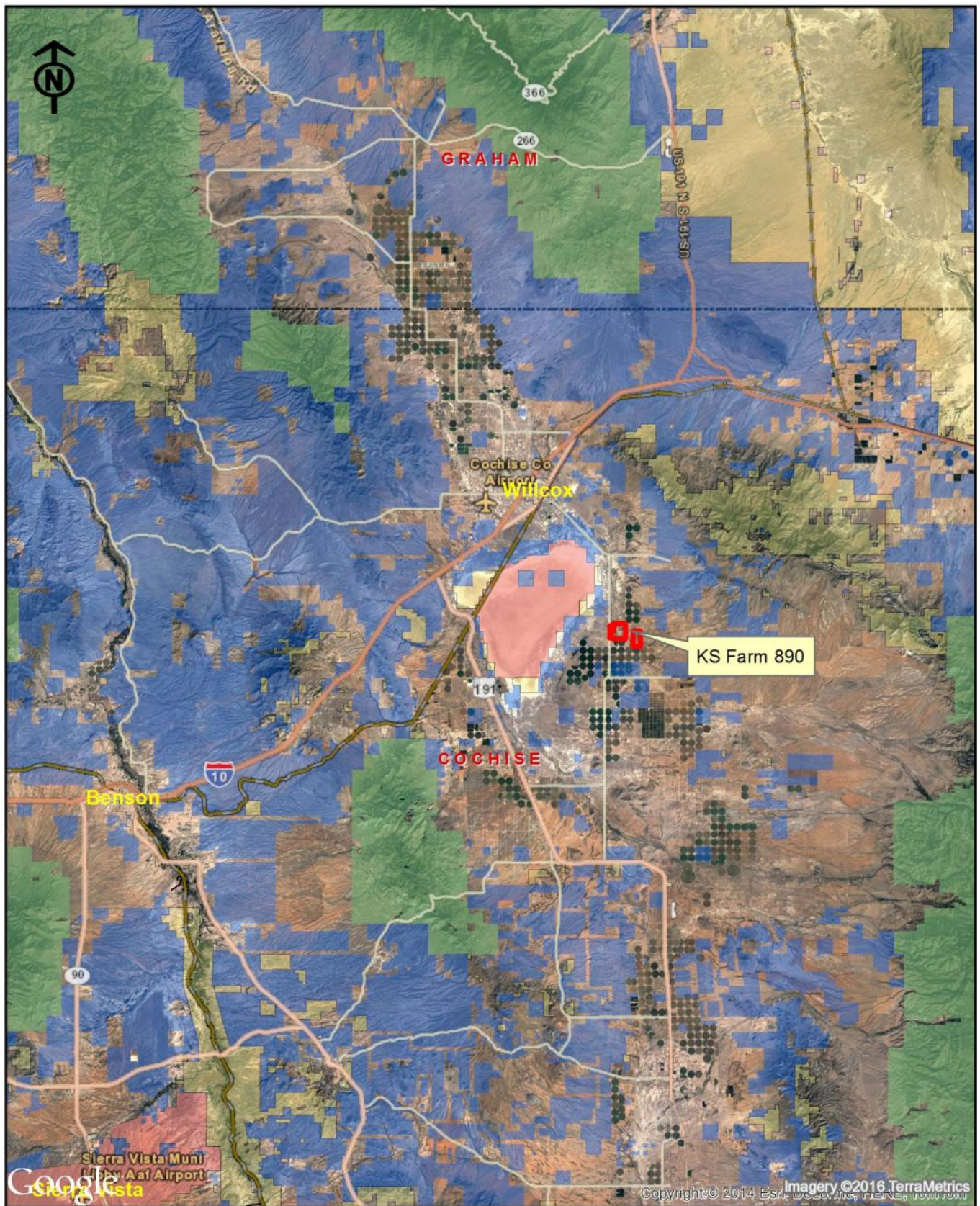
\$1,320,000 or \$1,483 per acre

TERMS

Cash

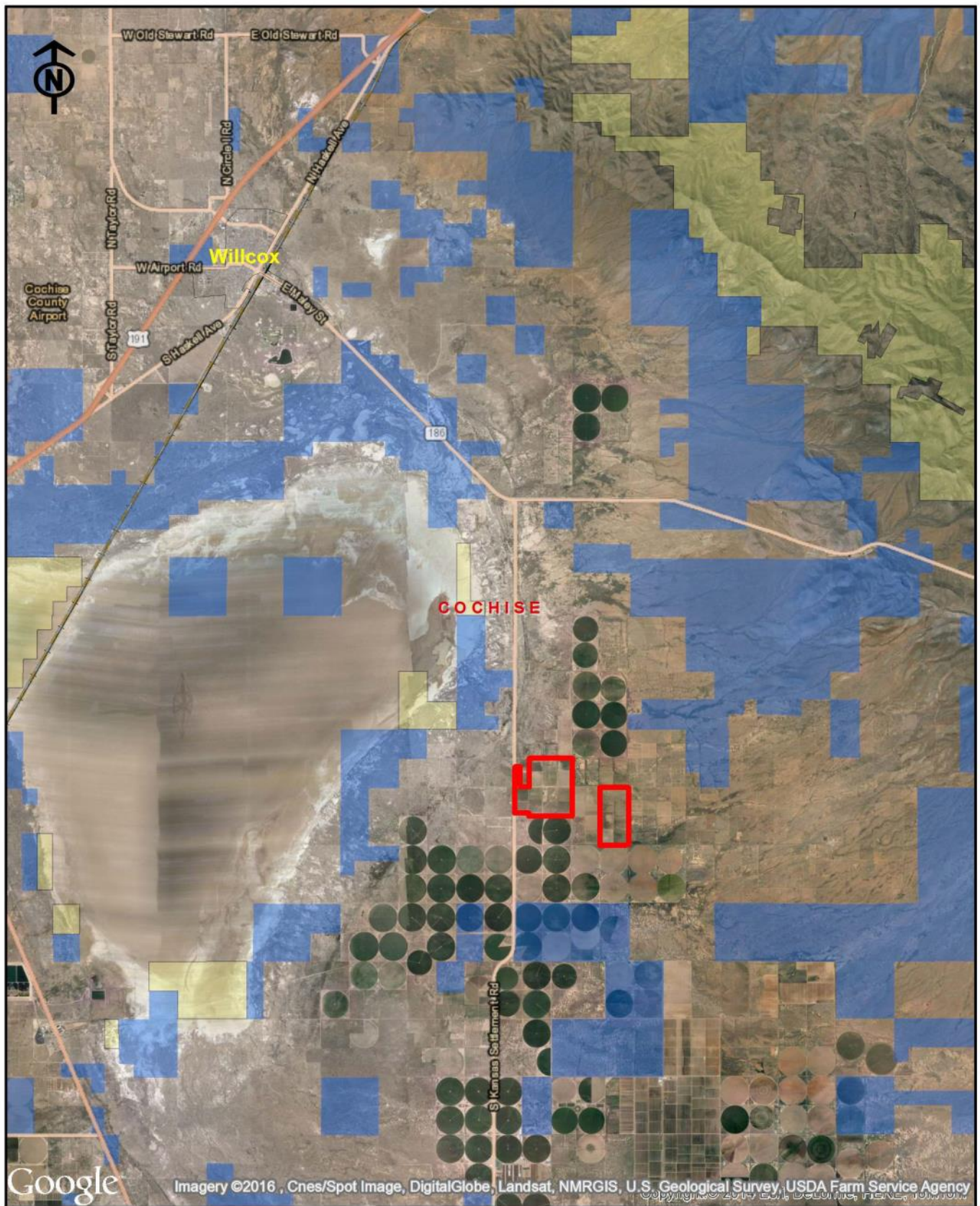
COMMENTS

Will sell all or part (see attached tract map). This bank owned property will need some work, but excellent potential due to class I and II soils along with productive water area. Historically this farm produced onions with grain in rotation under drip irrigation. Property includes 10 acres of mature pecans.



Three Rivers Ag Investments
KS Farm 890 acres
Location Map

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



Three Rivers Ag Investments

KS Farm 890 acres
Area Map

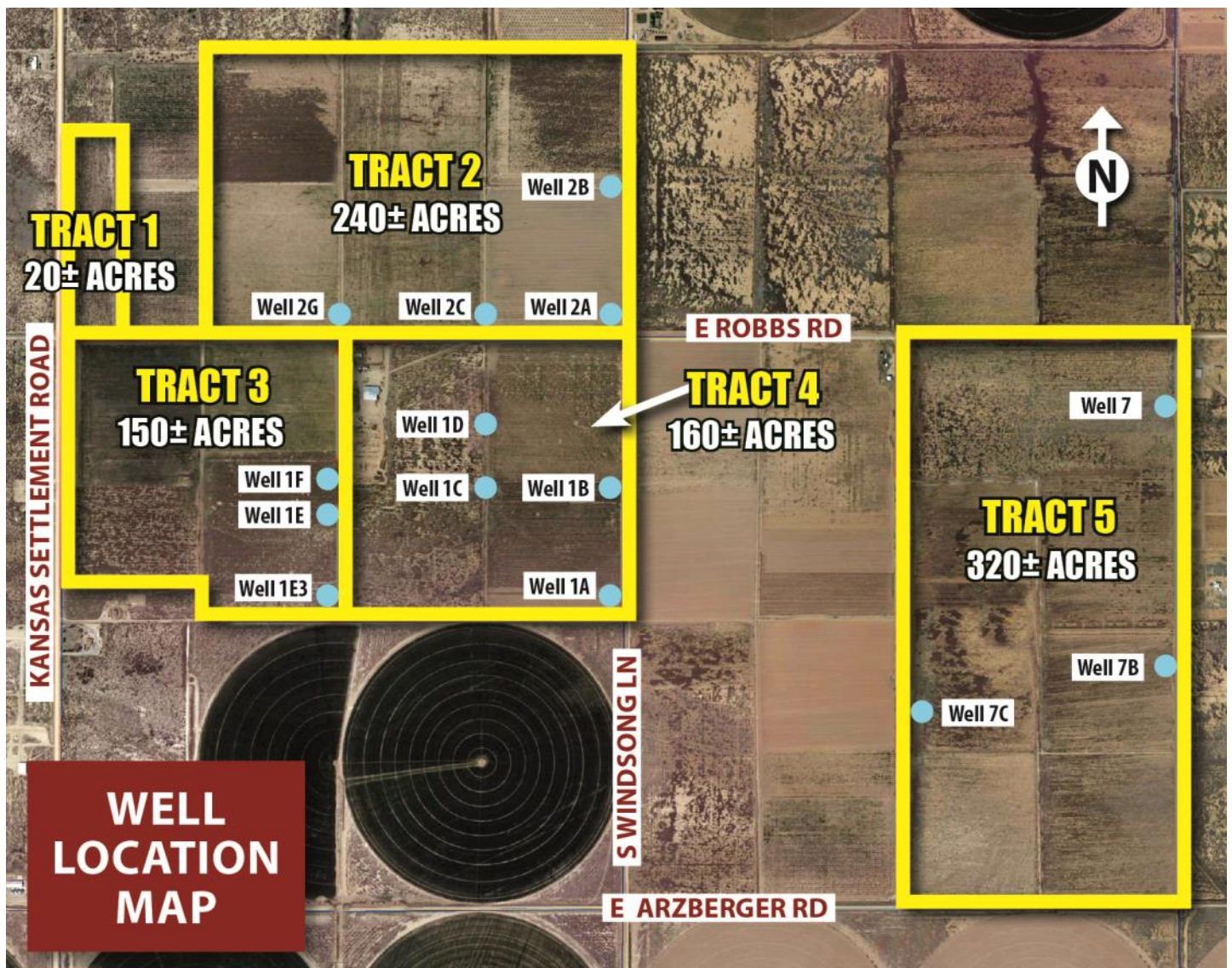
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Three Rivers Ag Investments

KS Farm 890 acres
Aerial Map

Jack M. Doughty
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TRACT 1 – 20+/- ACRES

- Frontage, Kansas Settlement Road
- Potential for five, four-acre lots
- Potential for retail store or wine tasting

TRACT 2 – 240+/-ACRES

- Frontage, Robbs Road
- Deep, well-drained soil
- Three irrigation wells
- Potential for organic certification

TRACT 3 – 150+/- ACRES

- Frontage, Kansas Settlement Road
- Deep, well-drained soils
- Three irrigation wells
- Potential for organic certification

TRACT 4 – 160+/- ACRES

- One 1,184± sq. foot employee residence
- Two 405± sq. ft. labor homes
- 120'x135' metal over concrete packing and storage building
- Deep, well-drained soils
- Three irrigation wells

TRACT 5 – 320+/- ACRES

- Nine +/- acres of mature, producing pecans
- Deep, well-drained soils
- Three irrigation wells
- Well-suited for two pivot irrigation systems

KS FARM 890, COCHISE COUNTY, ARIZONA



Packing and storage building, 120' x 135'



Well no. 2B, 147' deep, 20Hp, submersible, 400 GPM

KS FARM 890, COCHISE COUNTY, ARIZONA



Approx. 10 acres pecans planted 1986



Approx. 1,184 sq. ft. labor house