



Three Rivers AG INVESTMENTS

For further information,
please contact:

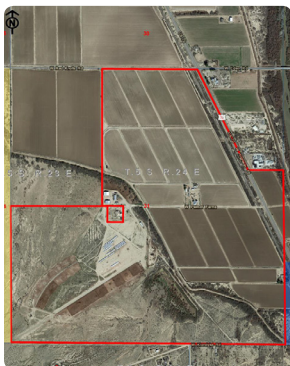
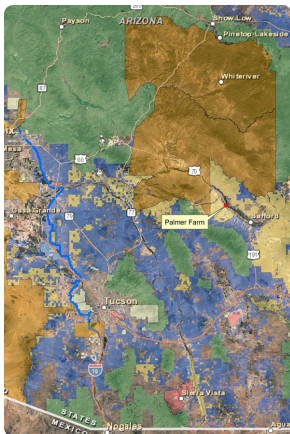
Jack Doughty

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PALMER FARM

Graham County, Arizona

454.48 Total Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This farm and feed yard facility is located off U.S. Highway 70 in the fertile Upper Gila Valley of Graham County, Arizona, 10 miles west of Safford, approximately 165 miles east of Phoenix.

LEGAL

A portion of Section 31, Township 5 South, Range 24 East, G&SRB&M, Graham County, Arizona.

APN

109-41-005, 005B, 007A, 007B, 011B, 011C, 012, 016, 017 and 020.

ACREAGE

Total acres:	454.48
Cropland acres:	185.50
GVID decreed acres:	200.00

IRRIGATION

The farm receives gravity flow water from the Gila River by its inclusion within the Gila Valley Irrigation District ("GVID"). Additionally, the farm receives water from five farm-owned irrigation wells. District irrigation water is delivered from the Dodge-Nevada Canal at a cost of \$40.00/acre. Water rights to the Gila River are governed by the Globe Equity Decree. Recent claims and subsequent settlement affect the right and utilization of groundwater and surface water for the GVID. Decreed acres are allotted at six af/acre.

FSA

Crop	Base Acres	Yield
Upland Cotton	168.7	1,055 lbs.
Grain Sorghum	46.2	63 bu.

SOILS

Class I, II and III soils suitable for irrigated crop production typically grown in the area.

IMPROVEMENTS

- Two employee residences, approximately 1,176 s.f. each
- Shop/storage building
- Grain barn
- Commodity storage
- Quonset shed
- Hay barn
- Equipment shed
- Grain handling facility, two 600-ton bins, one 300-ton bin, 12-ton pit with a concrete driveway, elevator leg and small 15-ton scale. Grain bins built in 2011, approximately 53,000 bu. capacity.
- Feed yard, cattle feeding pens complete with fence lined concrete feed bunks. The yard is configured in three separate sets all connected by alleyways. Approximately 4,000 head capacity.

ELEVATION

Approximately 2,800'

ZONING

General A, Graham County, Arizona.

TAXES

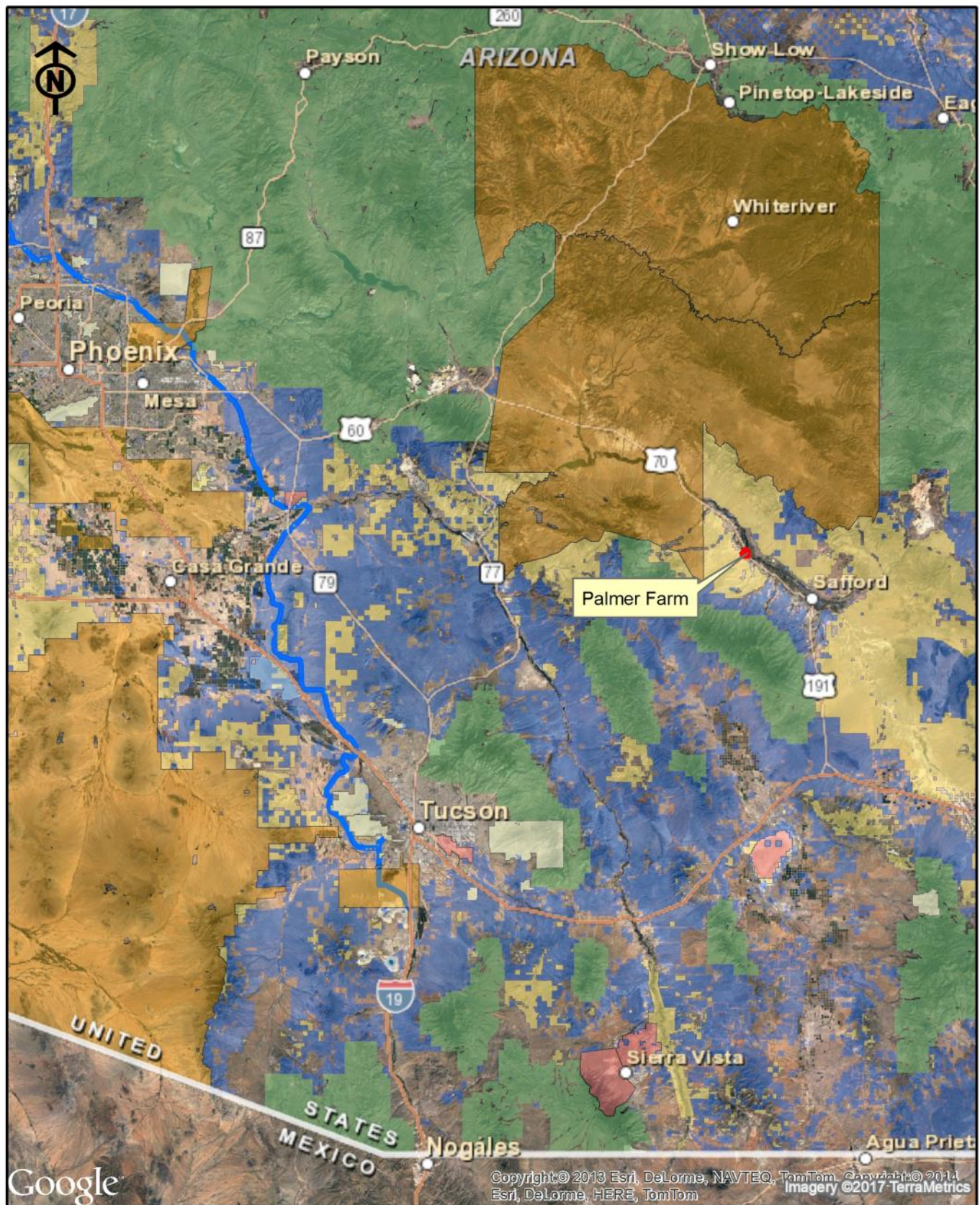
\$7,864.58 per year, based on 2017 taxes.

PRICE

\$1,925,000

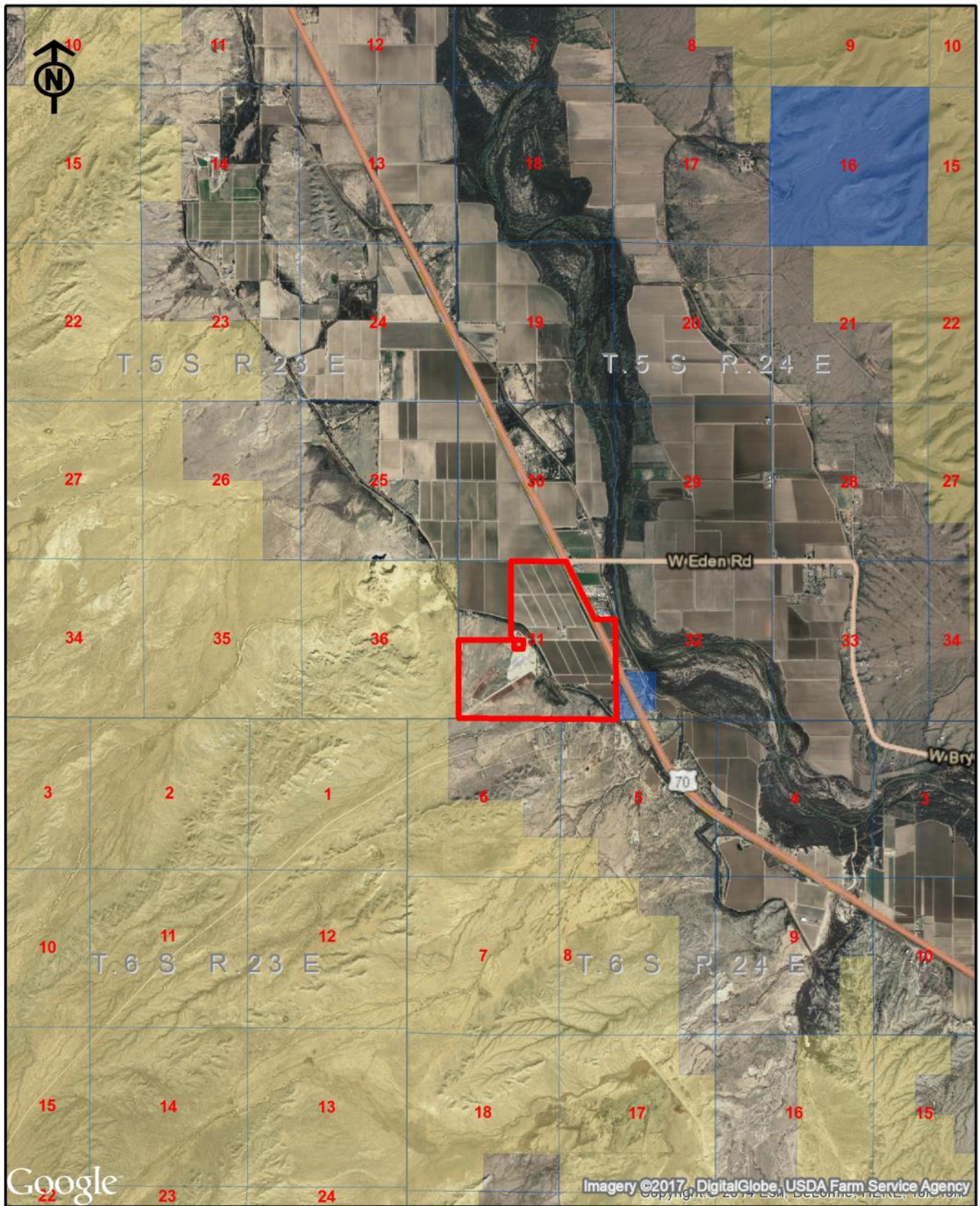
TERMS

Cash



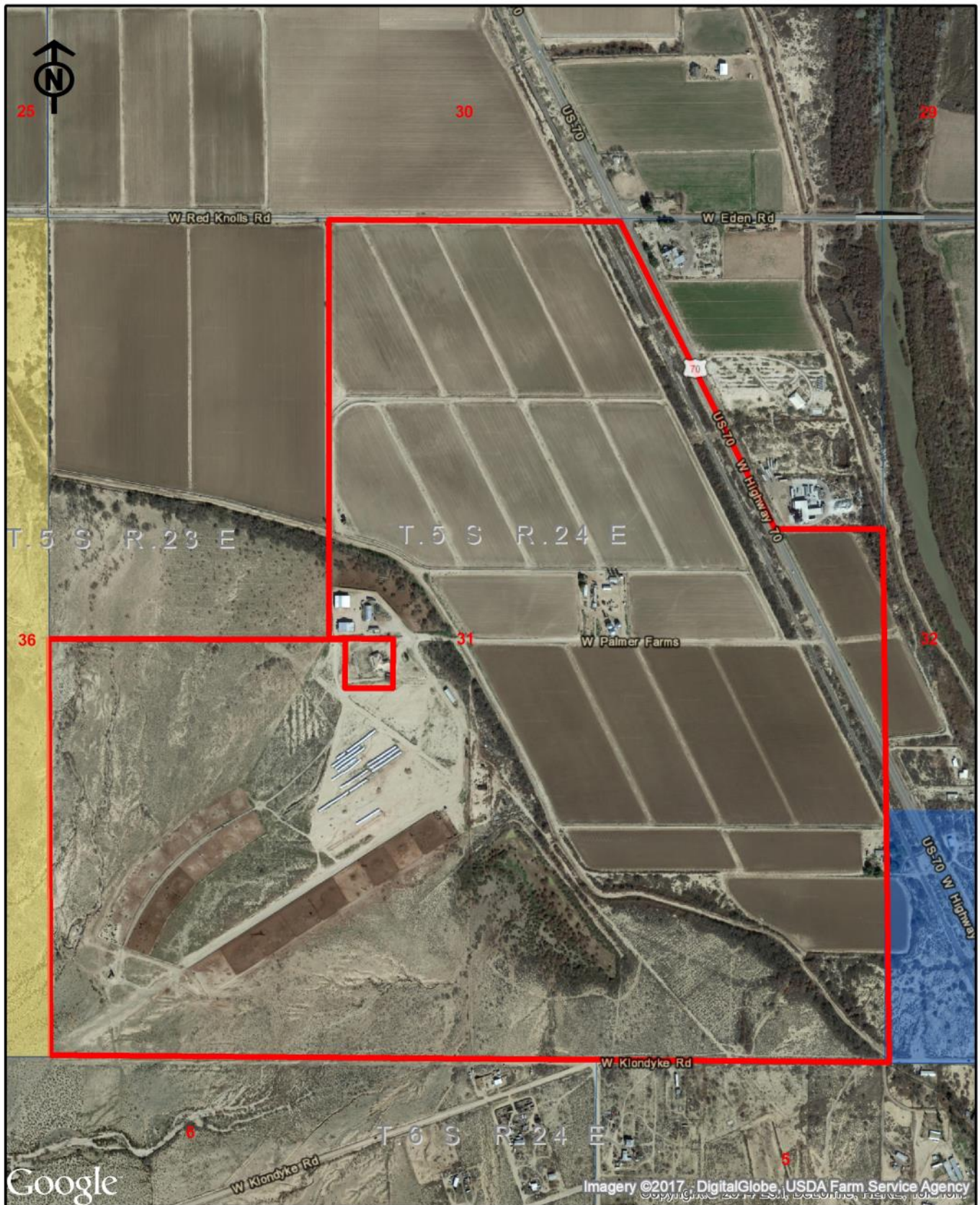
Three Rivers Ag Investments **Palmer Farm** **Location Map**

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



Three Rivers Ag Investments **Palmer Farm** **Area Map**

Jack M. Doughty
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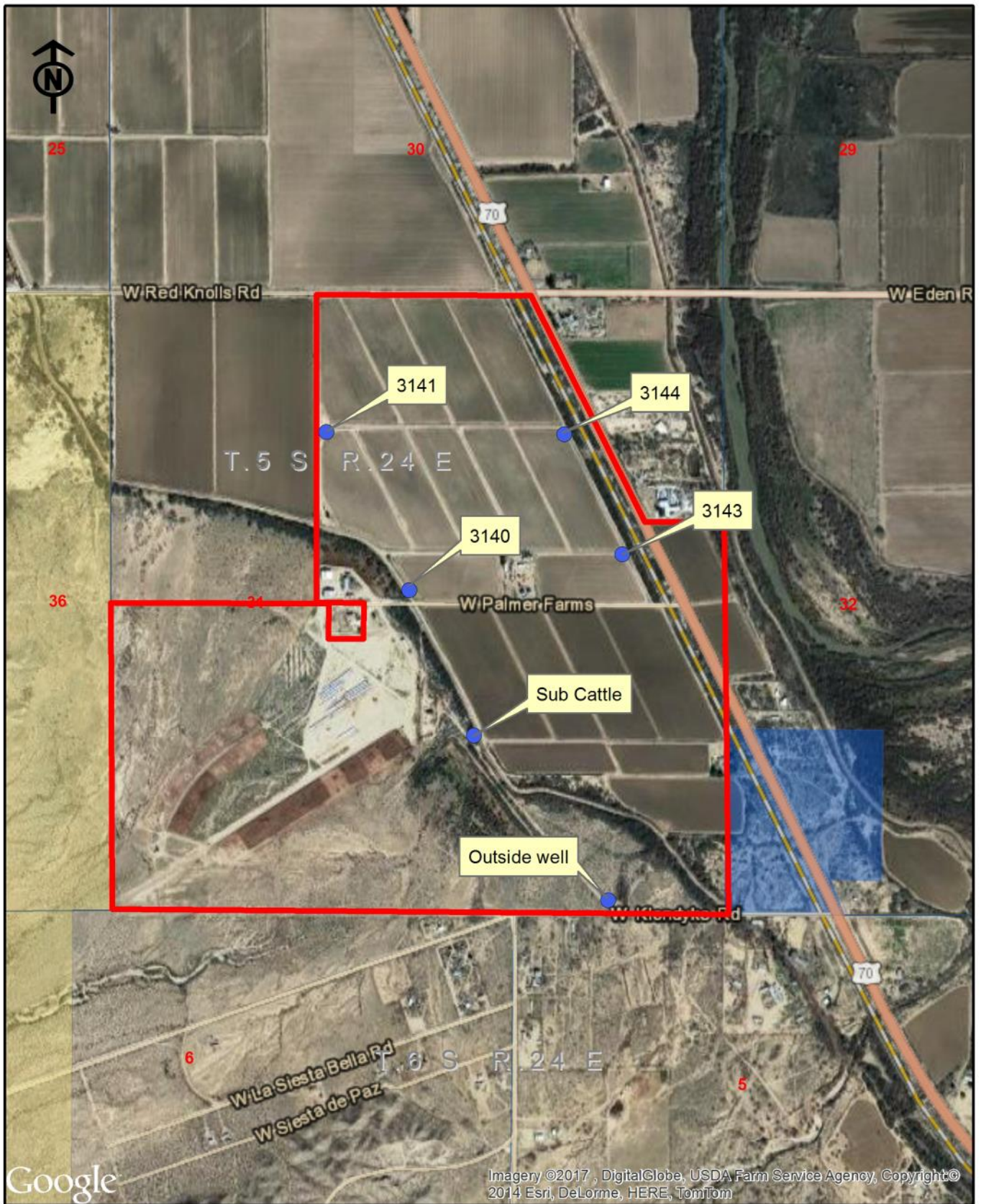


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Palmer Farm

Aerial Map

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Three Rivers Ag Investments **Palmer Farm** **Well Location Map**

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PALMER FARM, GRAHAM COUNTY, AZ



Grain handling facility



2013 Cotton Crop

PALMER FARM, GRAHAM COUNTY, AZ



Cattle Feed Yard



Well No. 3144