



Three Rivers AG INVESTMENTS

For further information,
please contact:

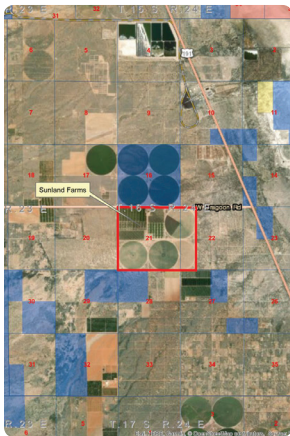
Jack Doughty

4960 South Gilbert Road
Suite 1-606
Chandler, AZ 85249

Office: (480) 802-2305

Cell: (602) 228-0563

jdoughty@threeriversag.com
www.threeriversag.com



SUNLAND FARMS

Cochise County, Arizona

800 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Mature producing pecan orchard and open farmland located at the southeast corner of Dragoon and Cochise Stronghold Roads, one mile west of Highway 191, approximately 15 miles south from Willcox, Arizona.

ACREAGE

800 +/- total acres
214 +/- acres mature pecans
10 +/- acres dirt airstrip
402 +/- acres pivot irrigated farmland
174 +/- acres pivot corners, farmstead and roads

LEGAL

Generally described as all of Section 21 and the west half of the west half of Section 22, T16S, R24E, G&SRB&M, Cochise County, Arizona.

APN

206-05-001D, 001E, 002B, 002E, 003, 004, 206-06-003 and 004

IRRIGATION

There are eight active irrigation wells delivering irrigation water to pecans trees by solid set sprinkler system and irrigated farmland by four center pivot sprinklers. Wells range from 780'-1,100' deep with pumps typically set at approximately 500' deep. Static water ranges from 180'-300' deep with water production ranging from 200-850 GPM.

IMPROVEMENTS

Cooler building, 2,400 s.f. including 40'x40' cold storage, metal construction
Shop building, 2,400 s.f. metal over concrete slab
Equipment shed, 1,720 s.f. metal over concrete slab with 20'x54' awning
Office building, 900 s.f. metal over concrete slab with 300 s.f. awning
Storage building, 900 s.f., metal over concrete slab with 900 s.f. awning
Grain storage bin, 60,000 bu. capacity
Hay barn, 7,500 s.f., metal truss and roof cover
Residences, 2,713 s.f. and 2,904 s.f.
Two manufactured homes and miscellaneous out buildings

PECANS

Field	Acres	Variety	Age	Spacing
1	60	Western Schley	1995	30'x30'
2	40	Western Schley	2005-07	30'x30'
3	40	Western Schley	1997	30'x60'
4	37	Western Schley	1977	30'x60'
5	37	Pawnee	2005	30'x30'

SOILS

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

ELEVATION

From 4,212' – 4,276'

FLOOD ZONE

Approximately 88% Flood Zone X, and 12% Flood Zone AO.

TAXES

\$15,146.08 per year based on 2017.

PRICE

\$9,400,000

TERMS

Cash