



Three Rivers AG INVESTMENTS

For further information,
please contact:

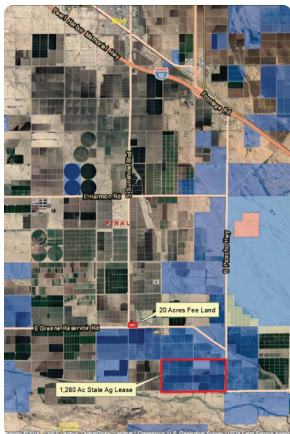
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FRIENDLY CORNERS FARM

Pinal County, Arizona

1,280-Acre State Ag Lease and 20 Acres Fee Land

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The farm headquarters is located at the northeast corner of Sunshine Boulevard and Greene Reservoir Road. The State Ag Lease is located on the south side of Curtis Road between La Palma Road extension and Picacho Road, Pinal County, Arizona.

ACREAGE

Deeded Acres	20
State Ag Lease Acres	1,280
State Ag Lease	
Cropland Acres (Est)	1,045
GFWR Acres	1,052.2
MAWA	2.99

LEGAL

State Ag Lease includes Sections 33 and 34. The 20-acre shop, office and grain storage property generally described as the south half of the southwest quarter of the southwest quarter of Section 20, all located in Township 9 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN

411-36-003A, 003B and 006; 411-32-831D; and I010042334 and I010042335

IRRIGATION

The farm receives gravity flow irrigation water from the Central Arizona Irrigation and Drainage District (CAIDD). Current water costs include a district assessment of \$35.00 per district acre and water charge of \$59.00 per acre-foot. The farm holds a grandfathered water right for 1,052.2 acres with a current allotment of 3,149.94 af/year. GFWR Certificate Nos. 58-107348.0005 and .0006.

SOILS

Series	Class	Approximate %
13-Dateland fine sandy loam	I	3
29-Marana silty clay loam	I	94
42-Sasco silt loam	I	3

IMPROVEMENTS

Shop Building	7,600 s.f. steel frame over concrete
Office Building	400 s.f. slump block
Grain Bins	200,000 bu. capacity
Housing	Manufactured home

ELEVATION

1,684' – 1,715'

FEMA

Approximately 90% Flood Zone X and 10% Flood Zone A.

TAXES

\$42,661.30 per year inclusive of irrigation district assessments based on 2017 taxes.

STATE AG LEASE FEE

\$54,033.75, 2018

PRICE

\$3,900,000

TERMS

Cash