



Three Rivers AG INVESTMENTS

For further information,
please contact:

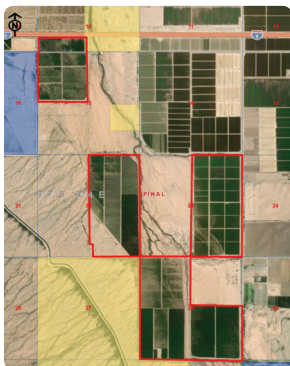
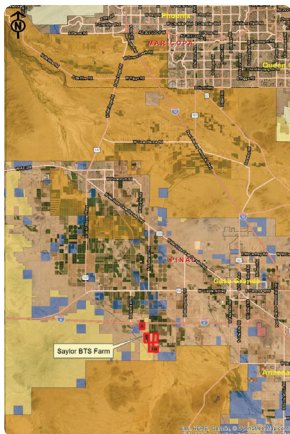
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SAYLOR BTS FARM

Pinal County, Arizona

1,313 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This productive farm is located in the path of growth within fast growing Pinal County between the urban areas of Phoenix and Tucson. In two non-contiguous tracts, the farm sits south of I-8 at Russell Road and Murphy Road, approximately six miles southwest from the City of Casa Grande.

ACREAGE

Total Acres	1,313 +/-
Cropland Acres	1,057 +/-
GFWR Acres	1,136
MAWA	3.75

LEGAL

Generally described as the south half of the southwest quarter of Section 10, lying south of I-8; the northwest quarter of Section 15; the east half of Section 22; the east half of Section 23; and the west half and southeast quarter of Section 26, T7S, R4E, G&SRB&M, Pinal County, Arizona.

APN

500-11-024, 032, 038A, 039A and 039B, 500-16-003A and 500-61-001

IRRIGATION

The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District ("MSIDD"). Current water cost includes MSIDD assessment of \$26.00/district acre and a water charge of \$52 per acre-foot up to 4.5 acre-feet and \$70.00 per acre-foot thereafter. The farm holds a grandfathered water right for 1,136 acres with a current allotment of 4,259.75 acre-feet per year. Irrigation improvements include high-end drip irrigation system producing maximum irrigation efficiencies. Permanent electric drip station delivering water to 36" and 40" spacing sub-surface drip tape complete with manifold flush valve system.

SOILS

Series	Class	Approximate %
13-Dateland fine sandy loam	I	14
20-Gadsden clay	IIIw	6
21-Gilman fine sandy loam	IIw	72
22-Gilman clay loam	IIw	5
24-Glenbar clay loam	IIw	3

ELEVATION

1,335' – 1,375'

FEMA

Approximately 70% Flood Zone X and 30% Flood Zone A

ZONING

GR-General Rural, Pinal County.

TAXES

\$51,625.06 per year inclusive of irrigation district assessments based on 2018 taxes.

PRICE

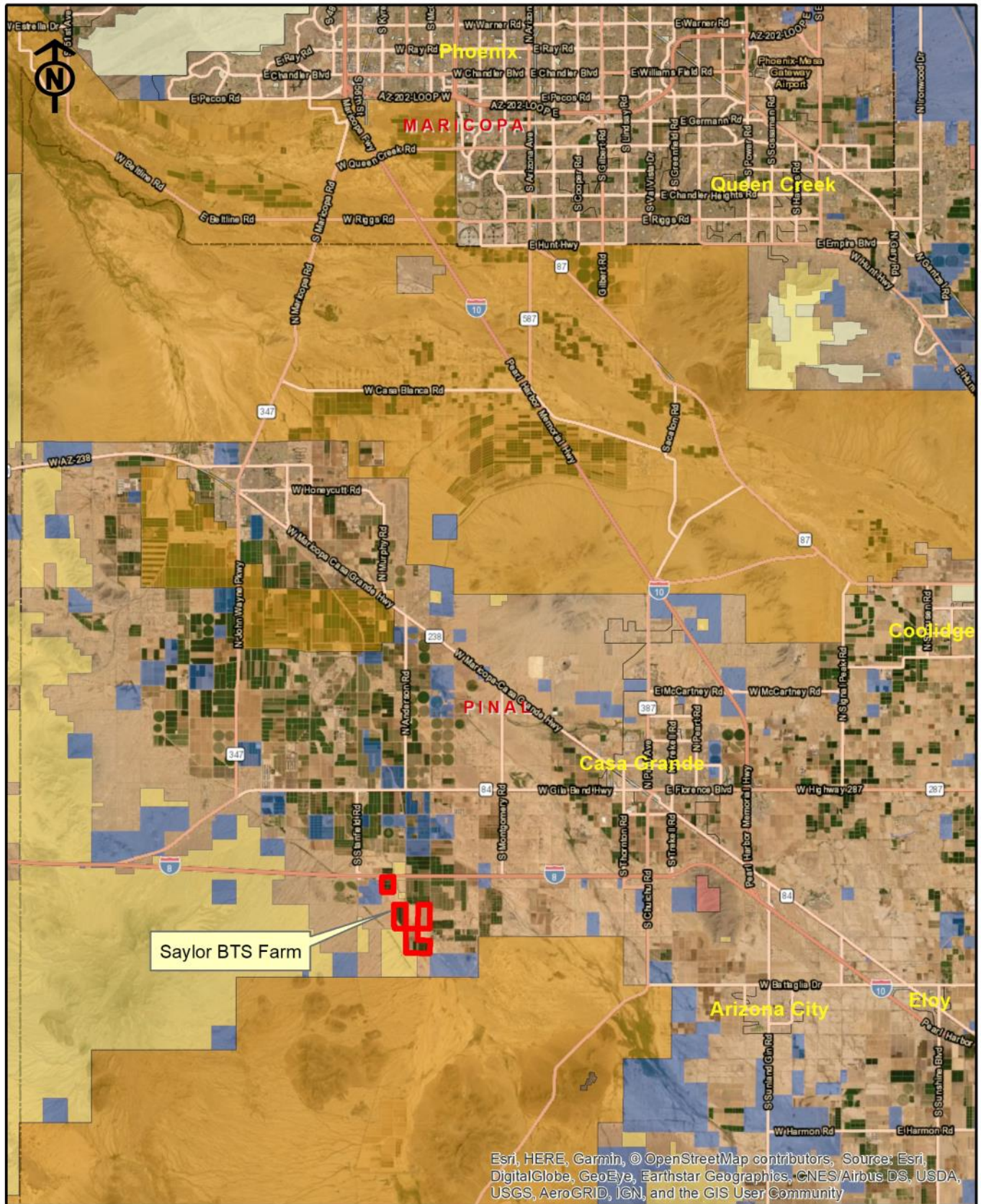
\$11,500,000 or \$8,759 per acre

TERMS

Cash

COMMENTS

- Ideally situated for appreciable growth in value due to its location within the I-8 corridor and the expanding employment growth of Casa Grande and Pinal County
- Attractive cash rent with long term lease with rent escalators
- Will sell all or part

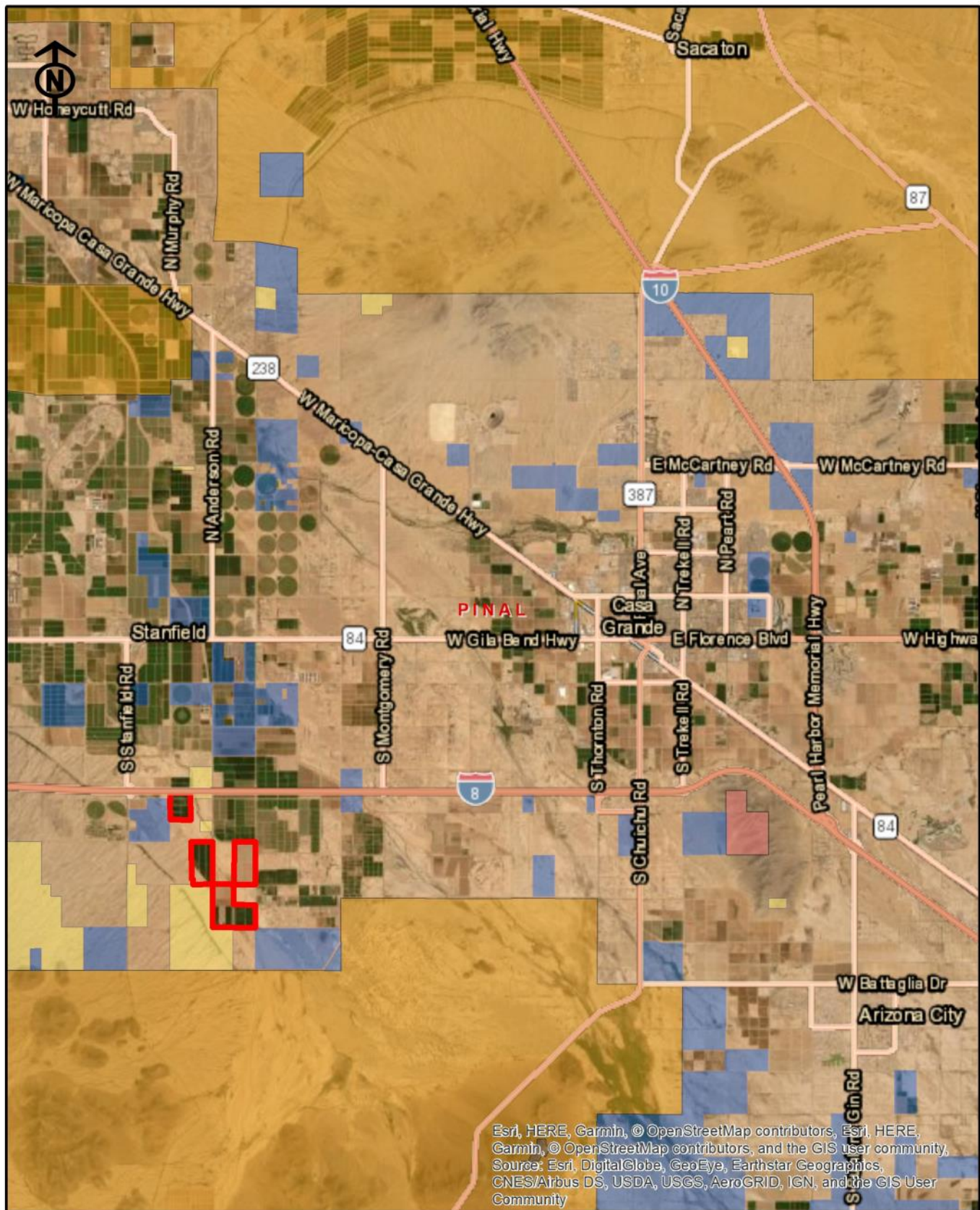


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RLF - Saylor BTS Farm

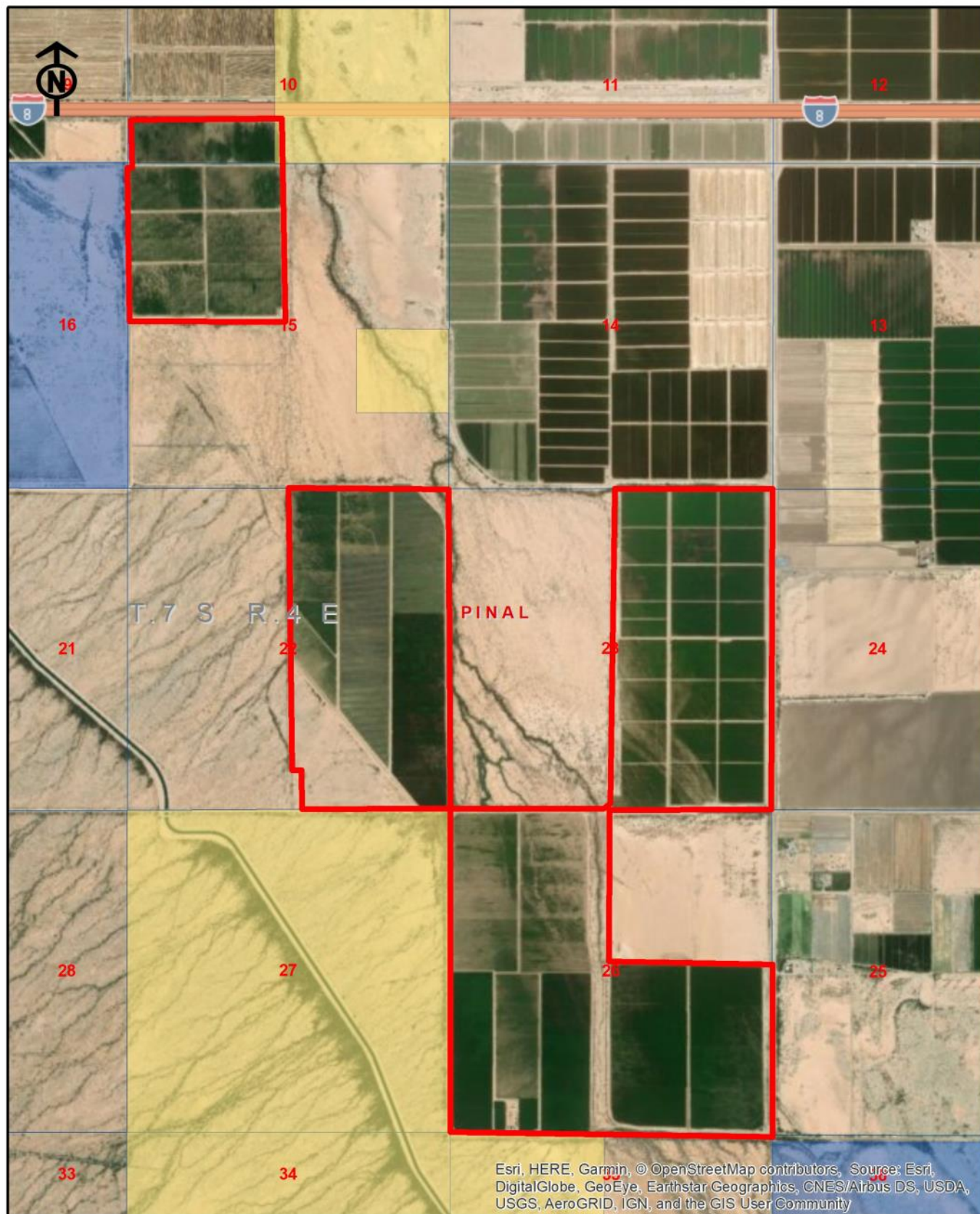
Location Map

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



Three Rivers Ag Investments RLF - Saylor BTS Farm Area Map

Jack M. Doughty
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Three Rivers Ag Investments RLF - Saylor BTS Farm Aerial Map

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RLF SAYLOR BTS FARM, PINAL COUNTY, ARIZONA



2018 alfalfa crop



Drip irrigation sand media filters

RLF SAYLOR BTS FARM, PINAL COUNTY, ARIZONA



MSIDD irrigation water turn-out



Drip irrigation valve system and concrete ditch