



**Three Rivers**  
AG INVESTMENTS

*For further information,  
please contact:*

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## NOBLE 151 FARM

Cochise County, Arizona

151.55 Total Acres

**Offered by:** Jack Doughty, Three Rivers Ag Investments



### LOCATION

The farm fronts the north side of Thompson Road approximately one and one-half miles east of Highway 191, approximately three miles north of Elfrida and approximately 44 miles south of Willcox, Cochise County, Arizona.

### ACREAGE

Total Acres	151.55
Notice of Irrigation Authority Acres	141.19

### LEGAL

The southeast quarter of Section 2, except the south half of the southwest quarter thereof, Township 20 South, Range 26 East, G&SRB&M, Cochise County, Arizona.

### APN

403-03-005A

### IRRIGATION

One older irrigation well not in use.

### WATER RIGHTS

This idle farm is located within the Douglas Irrigation Non-Expansion Area ("Douglas INA"). As such, the farm holds certificates for Notice of Irrigation Authority ("NIA") for 141.19 acres. Having water rights in an area that limits future irrigation expansion adds to the sustainability of irrigation water resources for the property.

### SOILS

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

### ELEVATION

4,225' – 4,245'

### FEMA

The property lies within designated flood hazard "Zone X" per FEMA Map 04003C1960F dated 8-28-2008.

### ZONING

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

### TAXES

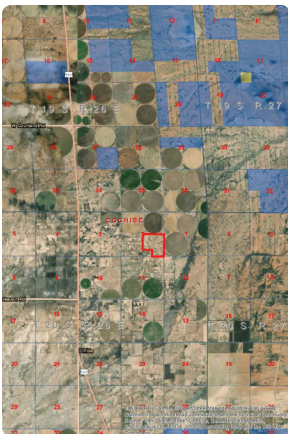
\$2,200.14 per year, based on 2018 taxes.

### PRICE

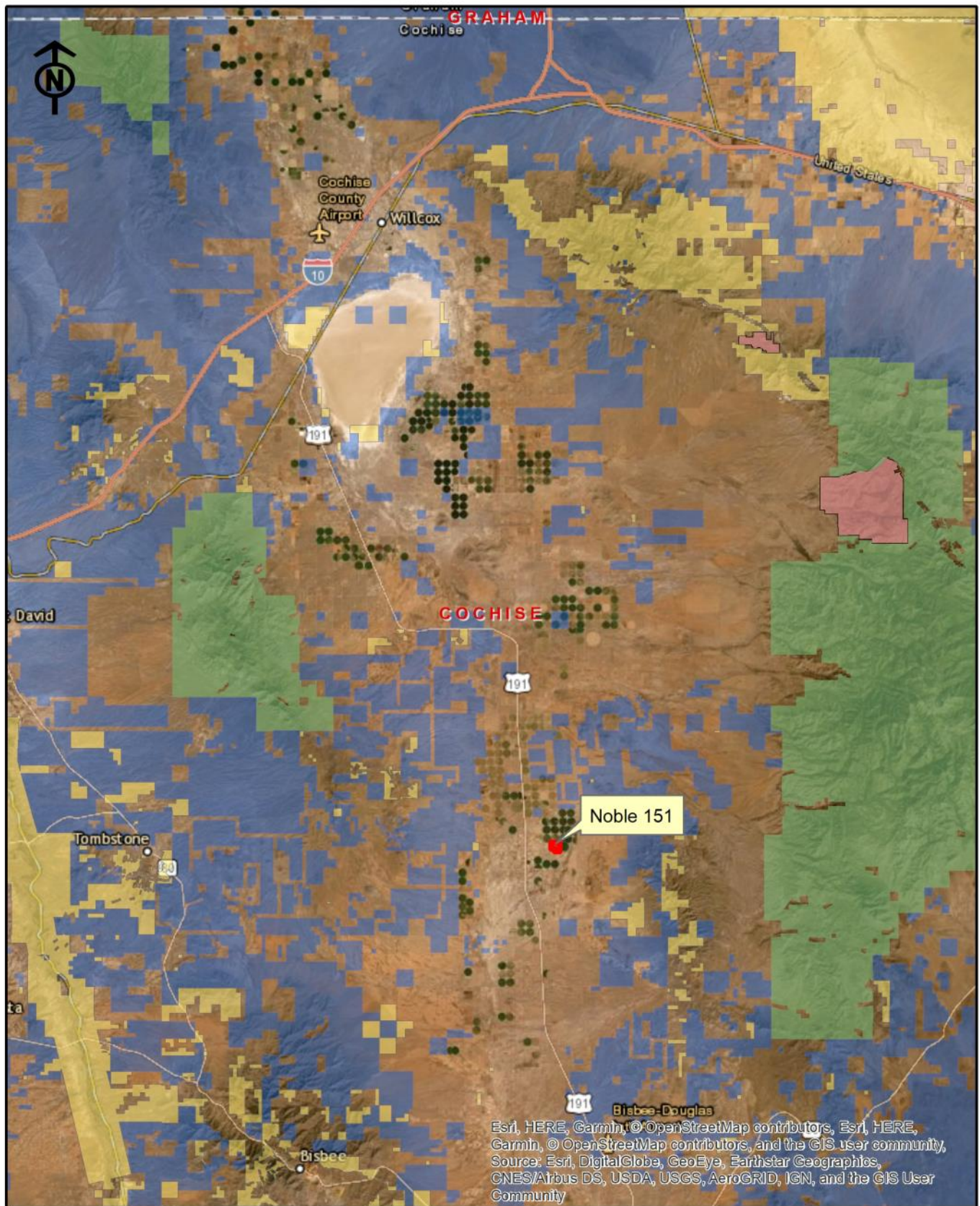
\$410,000 or \$2,705 per acre

### TERMS

Cash







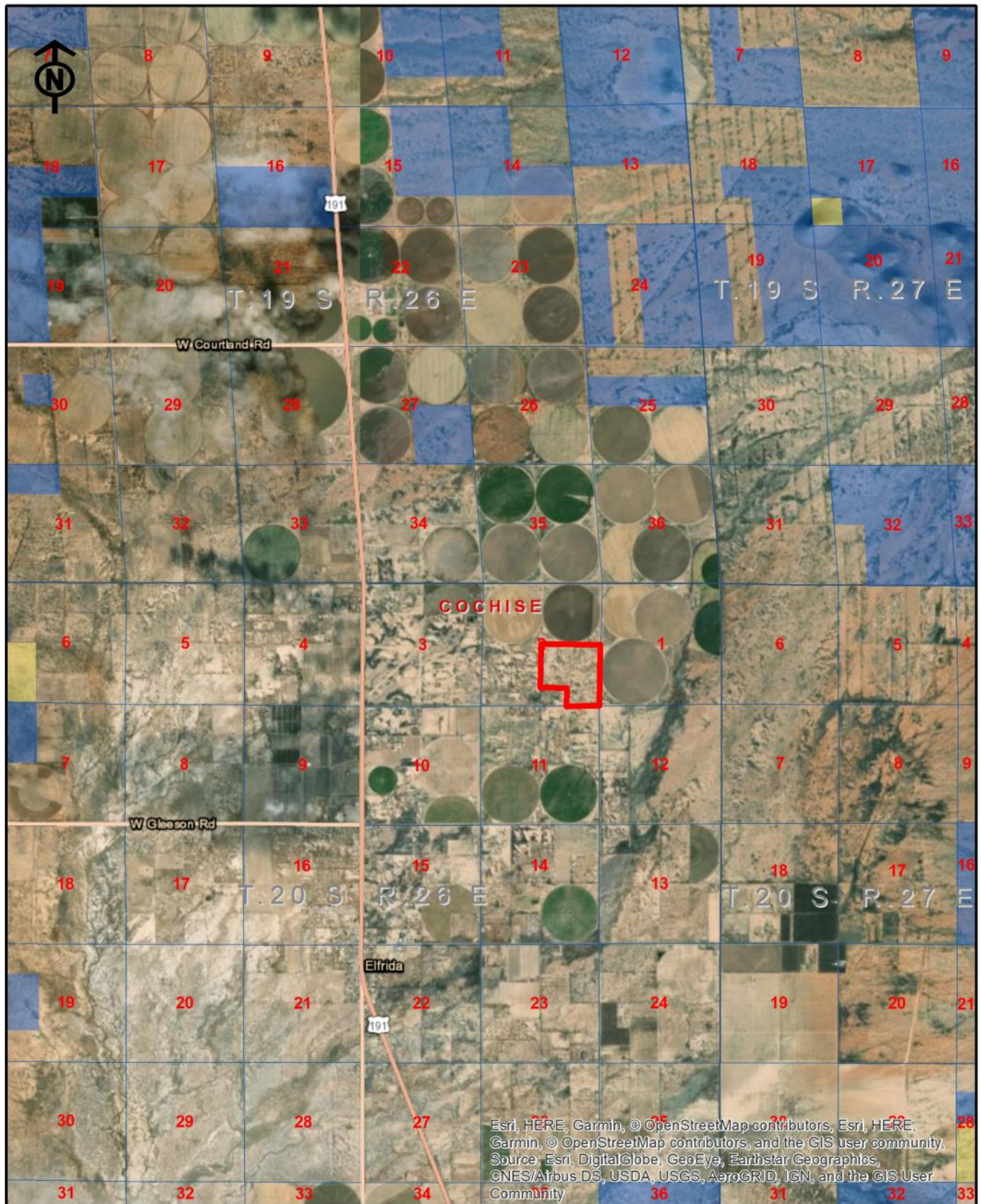
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# Three Rivers Ag Investments

Noble Approx. 151  
Location Map

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

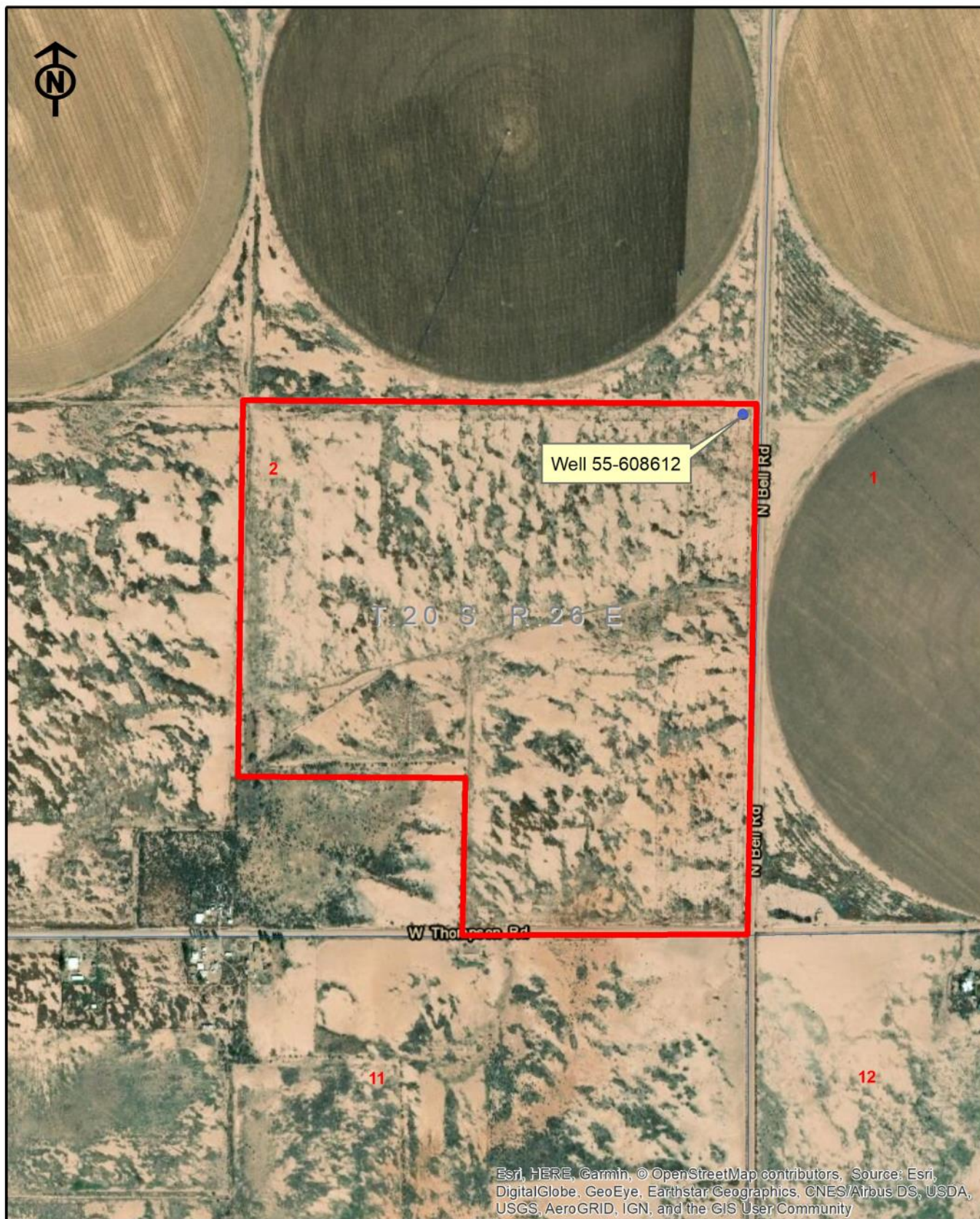




# Three Rivers Ag Investments Noble Approx. 151 Area Map

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# Three Rivers Ag Investments

Noble Approx. 151  
Aerial Map

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**NOBLE 150, COCHISE COUNTY, AZ**



East view of Thompson Road from the southwest corner



South view of Bell Ranch Road from the northeast corner