



Three Rivers AG INVESTMENTS

For further information,
please contact:

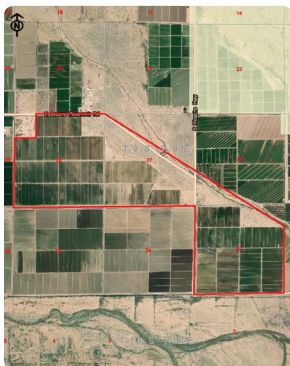
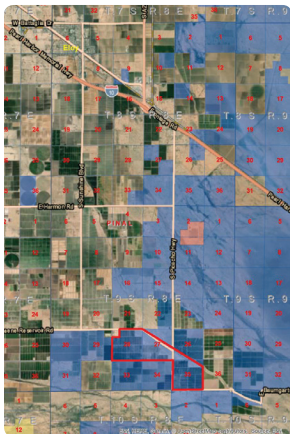
Jack Doughty

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

Office: (480) 802-2305

Cell: (602) 228-0563

jdoughty@threeriversag.com
www.threeriversag.com



ELOY STATE AG LEASE FARM

Pinal County, Arizona

1,700 Acre State Ag Lease

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The farm is generally located between Green Reservoir and Curtis Roads with a contiguous portion lying between Curtis and Baumgartner Roads, approximately one mile east from Friendly Corners, eight miles south from I-10 on Sunshine Boulevard, Pinal County, AZ.

ACREAGE

State Ag Lease Acres:	1,700.00
Cropland Acres:	1,244.82
GFWR Acres:	1,274.20
MAWA:	2.99

LEGAL

Arizona State Ag Lease No. 01-108770 includes portions of Sections 26, 27, 28 and 35, Township 9 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN

I01-00-42298

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 \$38.00 per district acre and water charge of \$59.00 per acre-foot. The farm holds a grandfathered water right for 1,274.20 acres with a current allotment of 3,814.54 af/year. GFWR Certificate No. 58-107348.0003.

SOILS

Class I soils suitable for growing crops typically grown in the area.

ELEVATION

1,675' – 1,725'

FEMA

Flood Zone X, outside 100-year flood plain.

TAXES

\$48,491.60, per year inclusive of irrigation district assessments, 2018.

STATE AG LEASE FEE

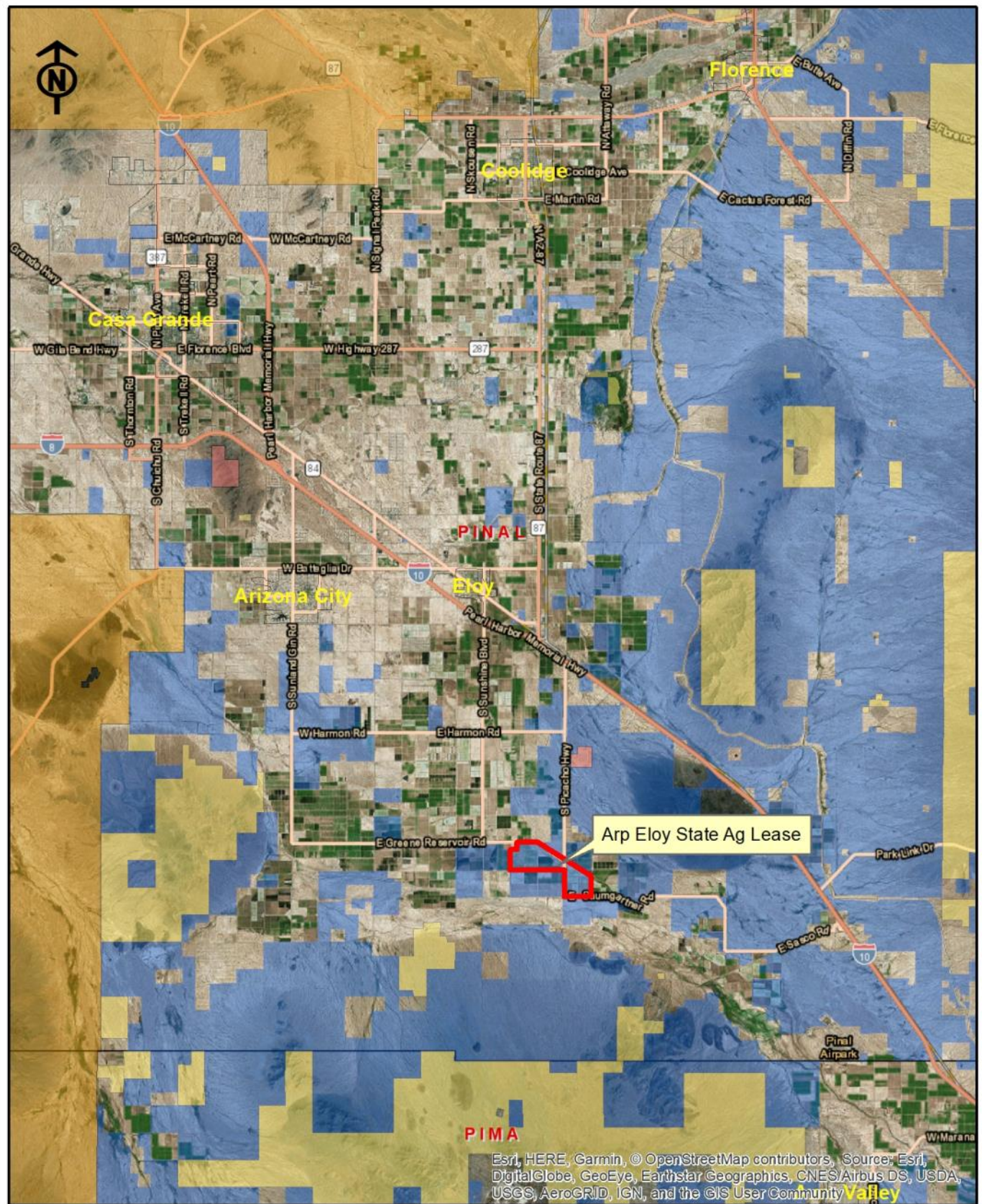
\$68,000.00, 2018

PRICE

\$2,500,000

TERMS

Cash

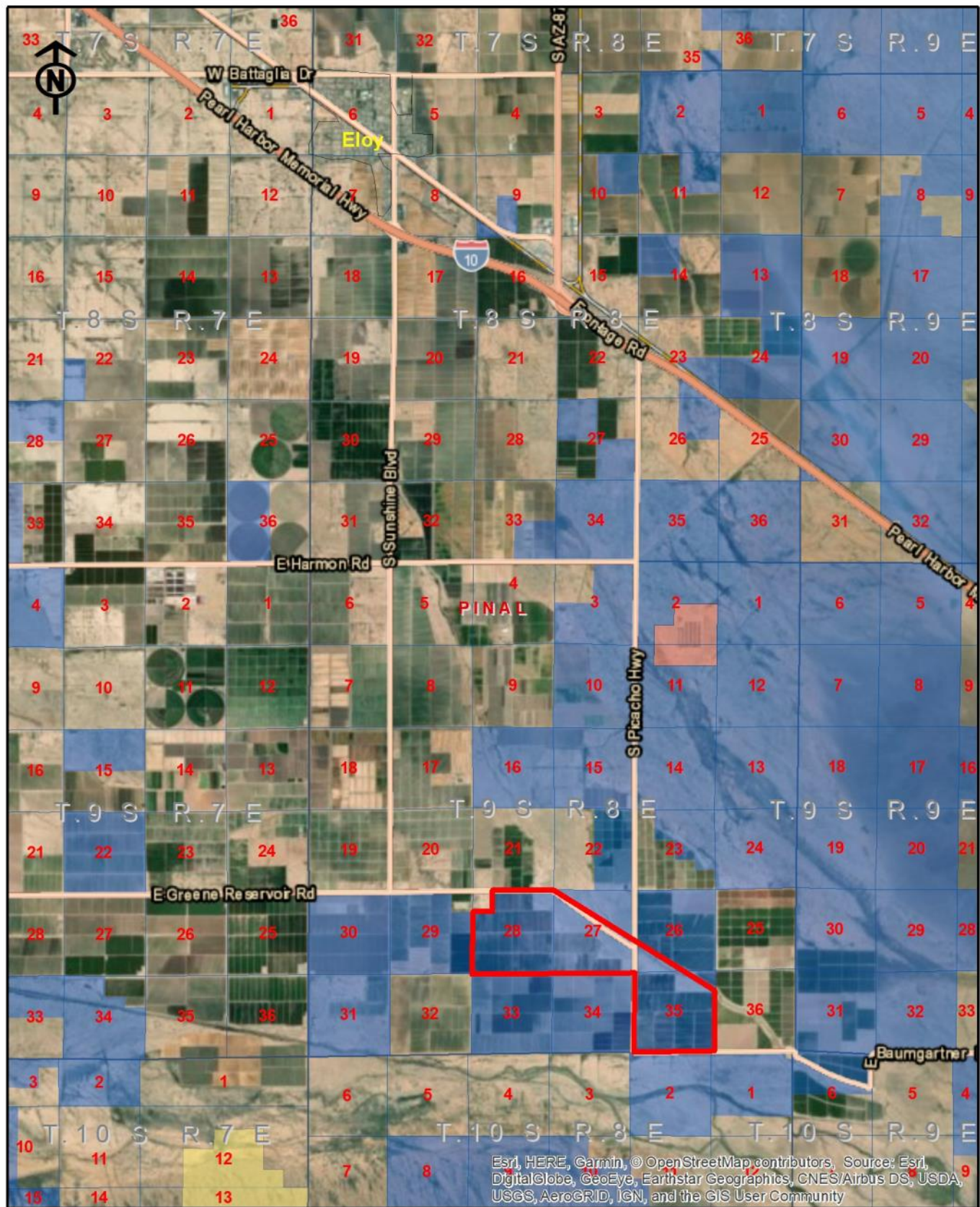


Three Rivers Ag Investments

Arp Eloy State Ag Lease

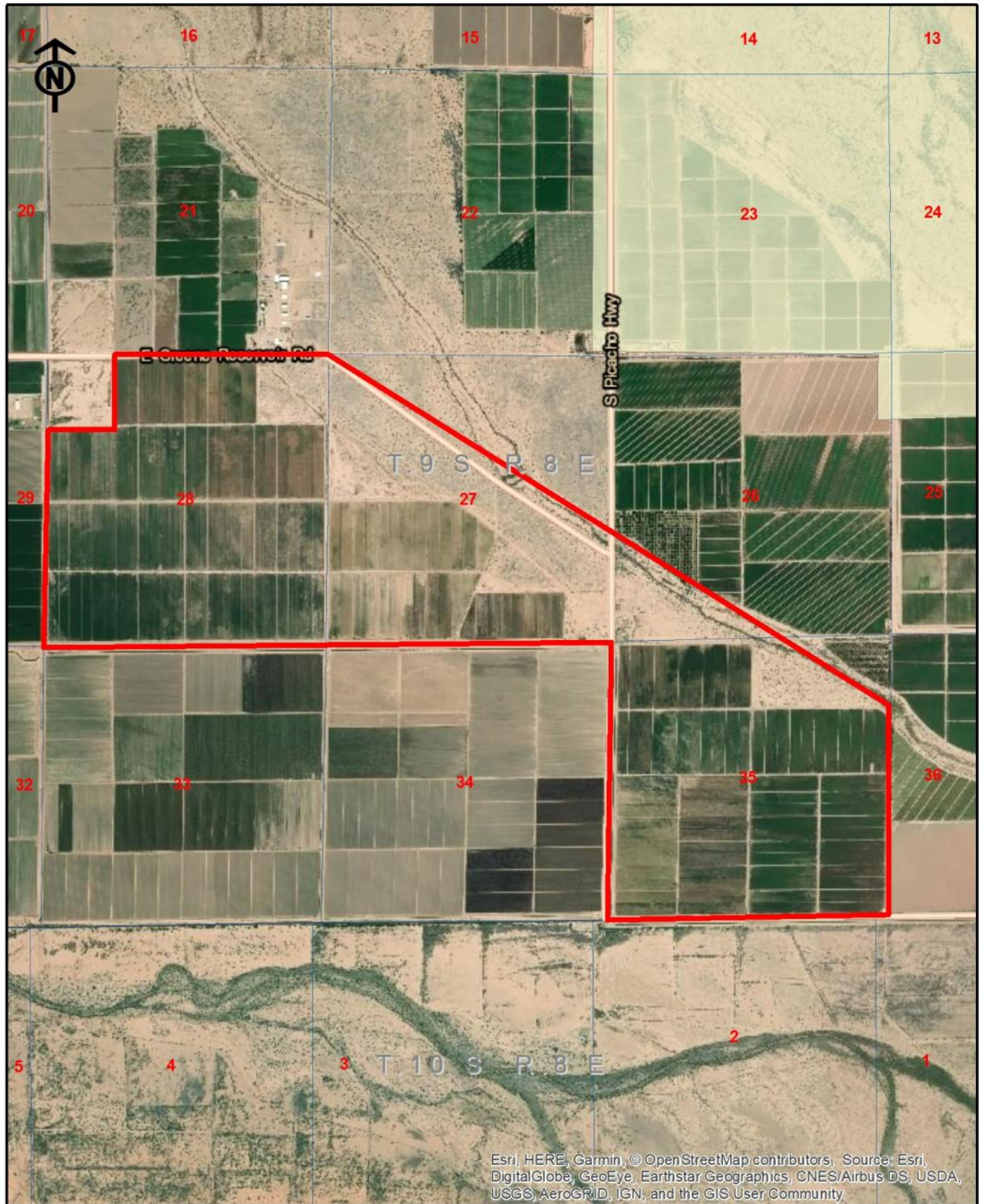
Location Map

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



Three Rivers Ag Investments Arp Eloy State Ag Lease Area Map

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



Three Rivers Ag Investments Arp Eloy State Ag Lease Aerial Map

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

ARP ELOY STATE AG LEASE FARM , PINAL COUNTY, ARIZONA



CAIDD turn-out southeast corner Section 28



Concrete farm ditch

ARP ELOY STATE AG LEASE FARM, PINAL COUNTY, ARIZONA



Typical jack-gate turnout



North view of ditch line west side of Section 35