



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

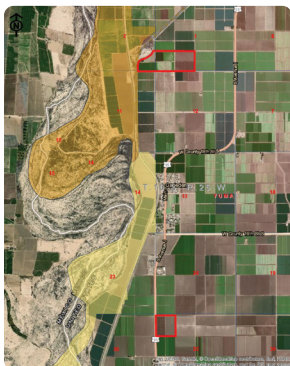
### Jack Doughty

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

Office: (480) 802-2305

Cell: (602) 228-0563

[jdoughty@threeriversag.com](mailto:jdoughty@threeriversag.com)  
[www.threeriversag.com](http://www.threeriversag.com)



## YUMA VALLEY FARM

Yuma County, Arizona

149.64 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

Two non-contiguous farm tracts located in the vicinity of Gadsden, Yuma County, Arizona. The north tract is located on the north side of County 17th Street, one-half mile east of Highway 95. The south tract is located at the southeast corner of County 20th Street and Highway 95.

### ACREAGE

|                 | North Tract | South Tract | Total  |
|-----------------|-------------|-------------|--------|
| Total acres     | 112.07      | 37.57       | 149.64 |
| Water-buy acres | 100.14      | 37.56       | 137.70 |

### LEGAL

Generally described as the south half of the southwest quarter of Section 1; a portion of the southeast quarter of the southeast quarter of Section 2; and the northwest quarter of the northwest quarter of Section 25, all located within Township 10 South, Range 25 West, of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

### APN

210-01-015, 210-02-006 and 210-25-004

### IRRIGATION

The farm receives Colorado River surface water by its inclusion within the Yuma County Water Users' Association (YCWUA). Water charges consist of a \$100.00 per water-buy acre for five acre-feet per acre, additional water can be purchased at \$20.00 per acre-foot.

### SOILS

| Series              | Class | Approximate % |
|---------------------|-------|---------------|
| 8-Gadsden clay      | IIIs  | 70            |
| 12-Holtville clay   | IIIs  | 15            |
| 24-Ripley silt loam | IIs   | 15            |

### ELEVATION

North tract approximate 100'  
South tract approximate 94'

### FEMA

Flood Zone X.

### ZONING

RA-40, Yuma County.

### TAXES

\$3,711.54 per year based on 2018 taxes.

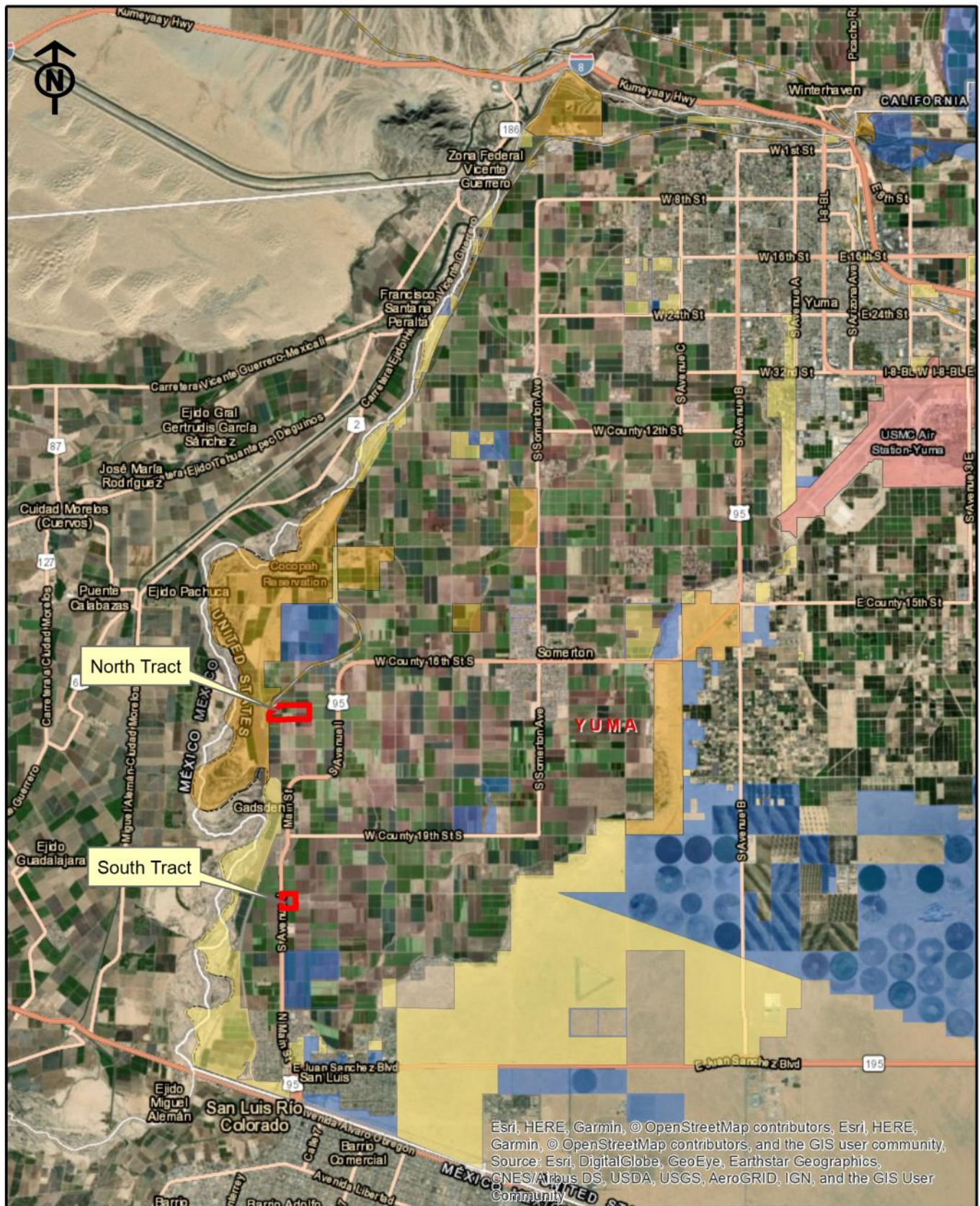
### PRICE

\$5,836,000 or \$39,000 per acre

### TERMS

Cash





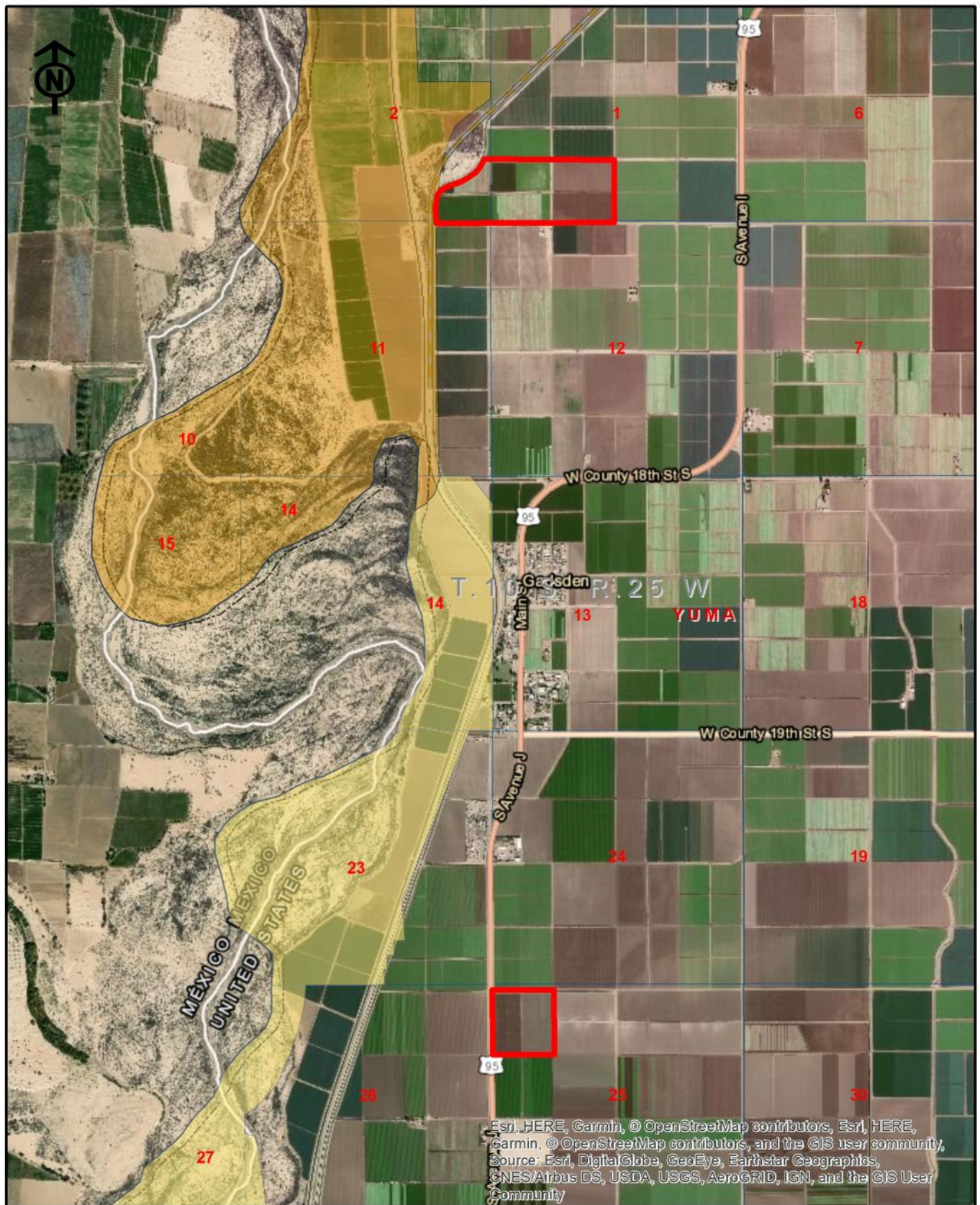
# Three Rivers Ag Investments Gadsden 150 acres Location Map

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









# Three Rivers Ag Investments

Gadsden 149 acres  
Aerial Map

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



## GADSDEN 149 ACRES, YUMA COUNTY, AZ



South Tract, Highway 95 frontage



South Tract, YCWUA Irrigation Lateral turn-out



**GADSDEN 149 ACRES, YUMA COUNTY, AZ**



North Tract, County 17th Street frontage



North Tract