



Three Rivers AG INVESTMENTS

For further information,
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SAYLOR 160 FARM

Pinal County, Arizona

160 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The drip irrigated farm sits at the northwest corner of Russell and Joaquin Roads approximately 2-1/2 miles south of I-8 and 6 miles southwest of the city of Casa Grande.

ACREAGE

Total Acres	160.0
Cropland Acres	145.1
GFWR Acres	148.0
MAWA	3.39

LEGAL

Generally described as the southeast quarter of Section 26, T7S, R4E, G&SRB&M, Pinal County, Arizona.

APN

500-11-038A

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 \$52.00 per acre-foot up to 4 acre-feet and \$75.00 per acre-foot thereafter. The farm holds a grandfathered water right for 148 acres with a current allotment of 501.61 acre-feet per year. Irrigation improvements include high-end drip irrigation system producing maximum irrigation efficiencies. Permanent electric drip station delivering water to 40" spacing sub-surface drip tape complete with manifold flush valve system.

SOILS

Series	Class	Approximate %
24-Glenbar clay loam	Illw	100

ELEVATION

1,368'

FEMA

Flood Zone A (subject to inundation by the 1% annual chance flood).

ZONING

GR-General Rural, Pinal County.

TAXES

\$6,168.02 per year inclusive of irrigation district assessments based on 2018 taxes.

PRICE

\$1,440,000 or \$9,000 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
- Long-term lease in place with rent escalators

