



Three Rivers AG INVESTMENTS

For further information,
please contact:

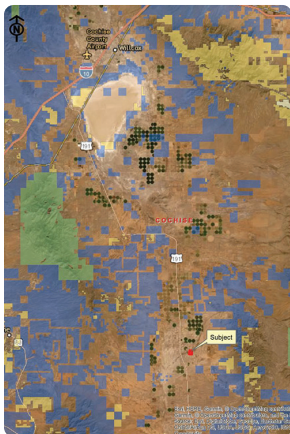
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WHITE WATER CREEK PECANS

Cochise County, Arizona

102.21 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

New plant pecans, 5th thru 7th leaf,
located on the south side of Jefferson
Road just east of Elfrida, Cochise
County, Arizona.

ACREAGE

Total Acres	102.21
NIA Acres	101.00
Pecan Acres	77.50 +/-

LEGAL

Generally described as a portion of the northwest quarter of Section 23, T20S,
R26E, G&SRB&M, Cochise County, Arizona.

APN

403-37-015B and 015C

IRRIGATION

Two active irrigation wells delivering water to pecans through solid set sprinkler
system currently set up with drip irrigation emitters to each tree. Active wells are
approximately 480' – 500' deep, each producing approximately 450 – 500 GPM.
The farm has 101 acres of Notice of Irrigation Authority within the Douglas
Irrigation Non-Expansion Area.

PLANTINGS

Approximately 77.55 acres of pecans: Approximately 80% Western Schley and
approximately 20% Wichita varieties, on 20'x40' spacing. Approximately 35.5 acres
planted spring of 2014, approximately 22 acres planted spring of 2015 and
approximately 20 acres planted spring of 2016.

IMPROVEMENTS

Small storage building.

SOILS

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

ELEVATION

From 4,160' – 4,170'

FLOOD ZONE

Zone X, area of minimal flood hazard.

ZONING

RU-4, Cochise County

TAXES

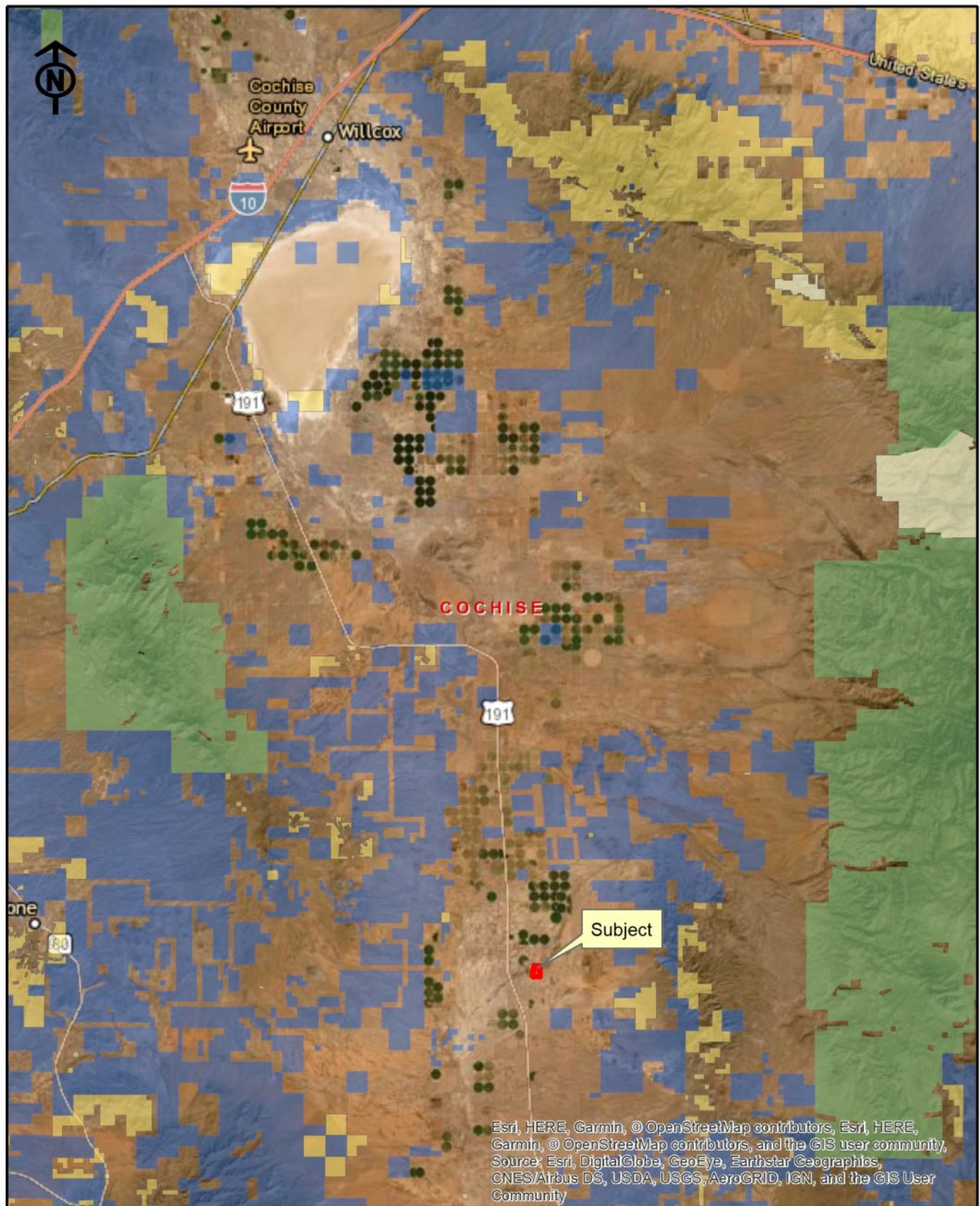
\$1,106.48 per year based on 2019.

PRICE

\$1,900,000 or \$18,589 per acre

TERMS

Cash

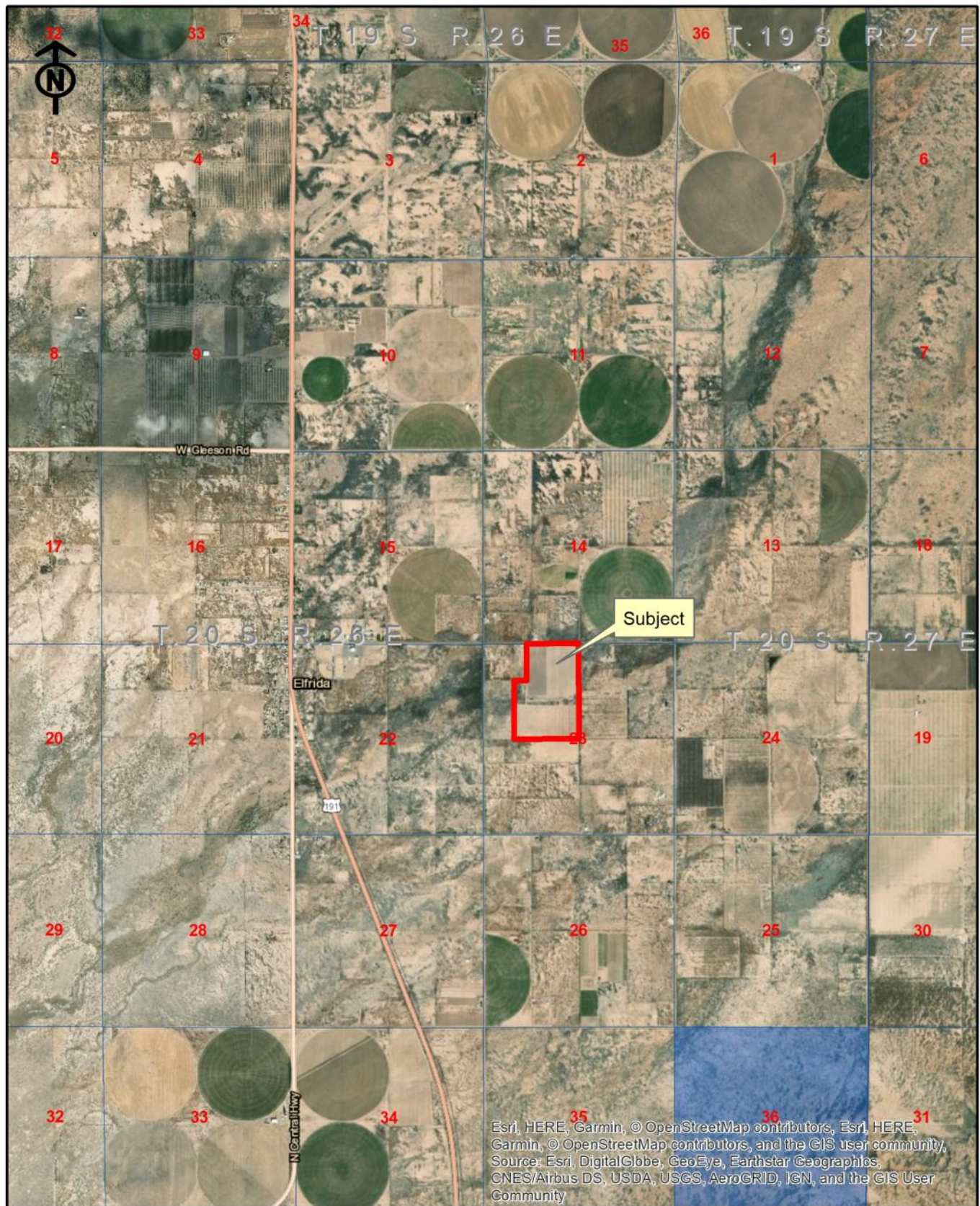


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White Water Creek Pecans

Location Map

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

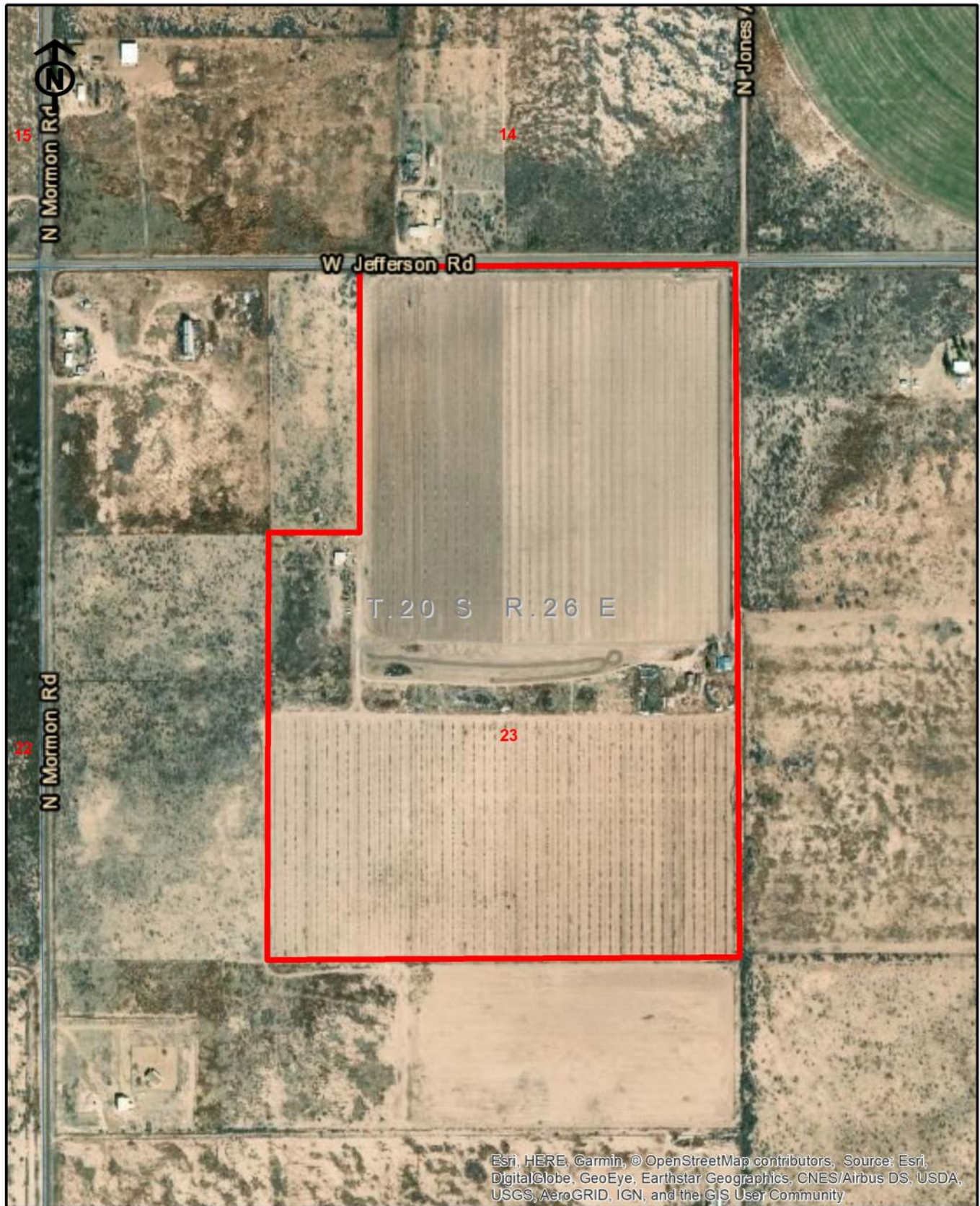


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White Water Creek Pecans

Area Map

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White Water Creek Pecans

Aerial Map

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WHITE WATER CREEK PECANS, COCHISE COUNTY, AZ



Pecans, 7th leaf, 20' x 40' spacing



6th leaf pecans, 20' x 40' spacing

WHITE WATER CREEK PECANS, COCHISE COUNTY, AZ



Natural gas driven irrigation pump



Storage building