



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

GILA RIVER FARM & FEED YARD

Graham County, Arizona

590 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This assemblage of farm land and feed yard facility is located in the fertile Upper Gila Valley of Graham County, Arizona, approximately 6 miles west of Safford, and approximately 165 miles east of Phoenix.

ACREAGE

Total Acres	590 +/-
Cropland Acres	300 +/-
Feed Yard Acres	250 +/-
GVID Decreed Acres	308.38

LEGAL

Lengthy legal. See attached maps.

APN

105-35-91H, 105-35-91I, 105-27-007, 105-28-049, 105-28-050, 105-28-051, 105-28-052, 105-05-008L, 109-41-005, 109-41-007A, 109-41-007B, 109-41-011B, 109-41-011C, 109-41-012, 109-41-020, 102-04-016, 102-04-035F, 102-11-018, 102-10-013, 102-10-010 and 104-02-034

IRRIGATION

The farm receives gravity flow water from the Gila River by its inclusion within the Gila Valley Irrigation District ("GVID"). Additionally, the farm receives water from 12 farm-owned or partially owned irrigation wells. District irrigation water is delivered from the Graham Canal for 229.59 acres at a cost of \$40/acre and the Union Canal for 78.79 acres at a cost of \$75/acre. Well water costs amount to approximately \$35/acre foot. The right to use Gila River water is governed by the Globe Equity Decree. Recent claims and subsequent settlements affect the right and utilization of groundwater and surface water from the GVID. Decreed acres are allotted 6 af/acre.

SOILS

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

IMPROVEMENTS

Feed yard improvements include:

- Shop/storage building
- Grain barn
- Commodity storage
- Quonset shed
- Hay barn
- Equipment shed
- Feed yard, cattle feeding pens complete with fence lined concrete feed bunks.

The yard is configured in three separate sets all connected by alleyways. Approximately 4,000 head capacity

ELEVATION

From 2,815' to 2,880'

ZONING

General A, Graham County, AZ.

TAXES

Approximately \$25,450.00 per year, based on 2020 taxes.

PRICE

\$2,800,000

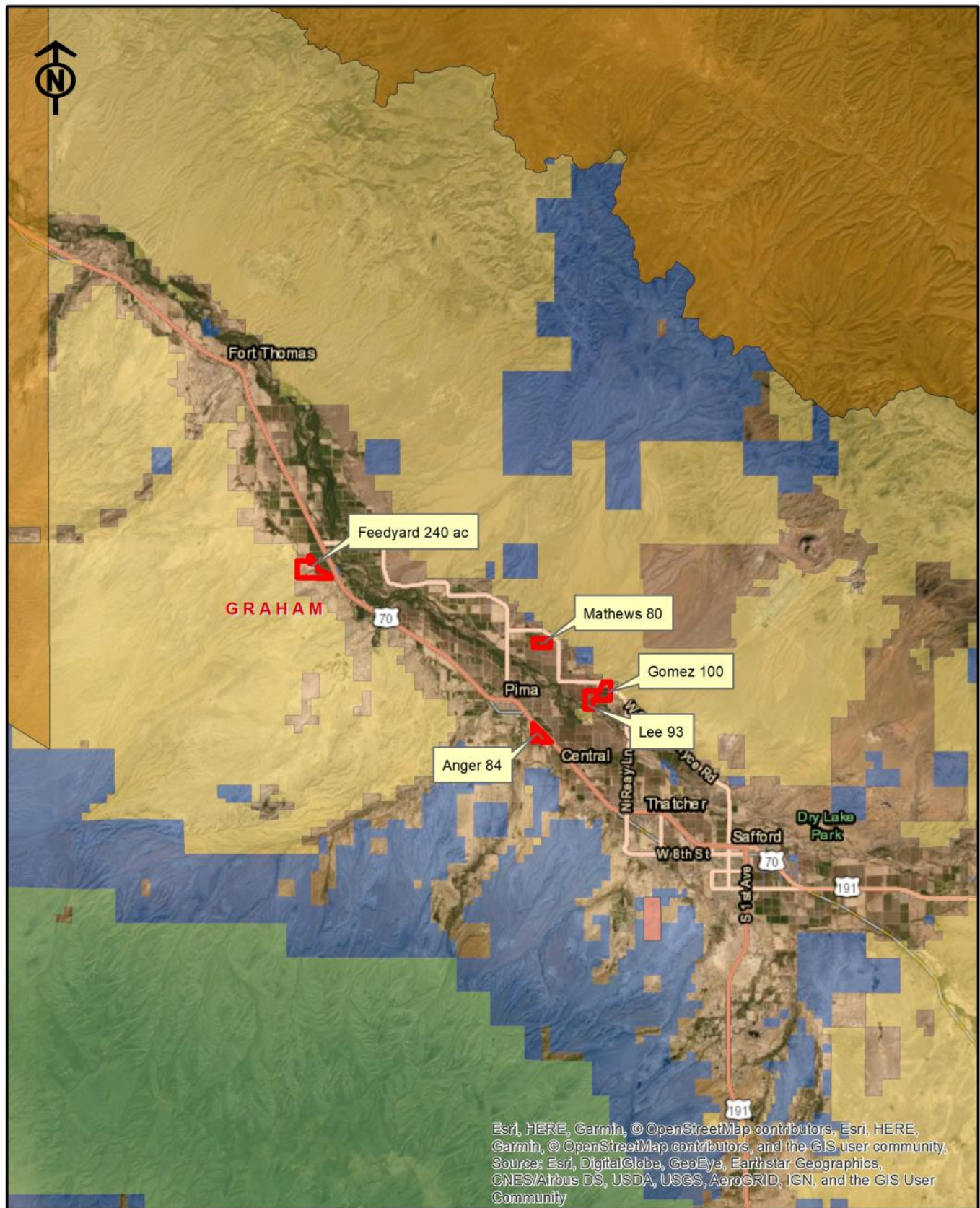
TERMS

Cash

COMMENTS

- Farm holds two sources of water, Gila River surface water and groundwater
- Will sell all or part
- Owner willing to leaseback farmland





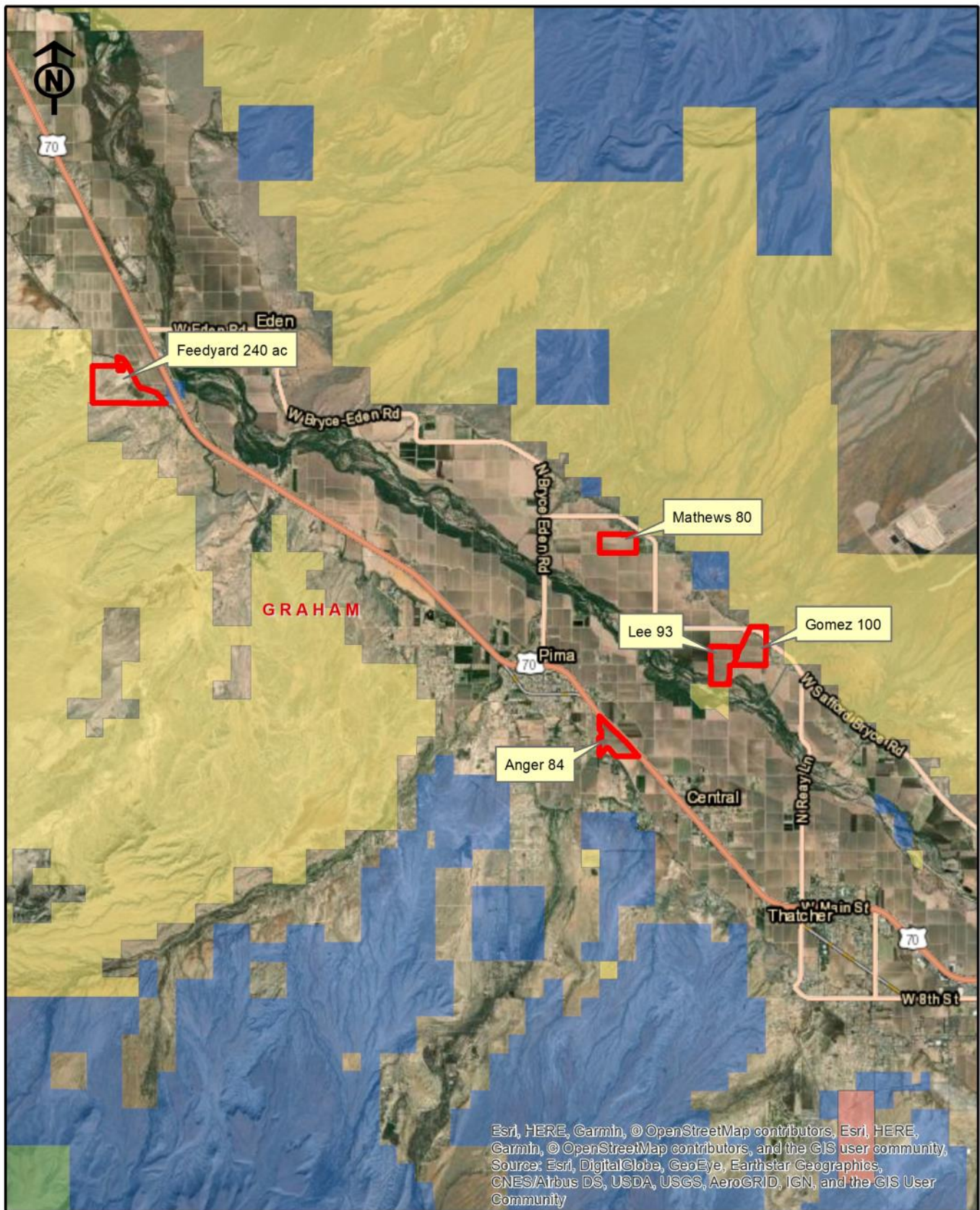
Three Rivers Ag Investments

Gila River Farm Approx. 590 acres

Location Map

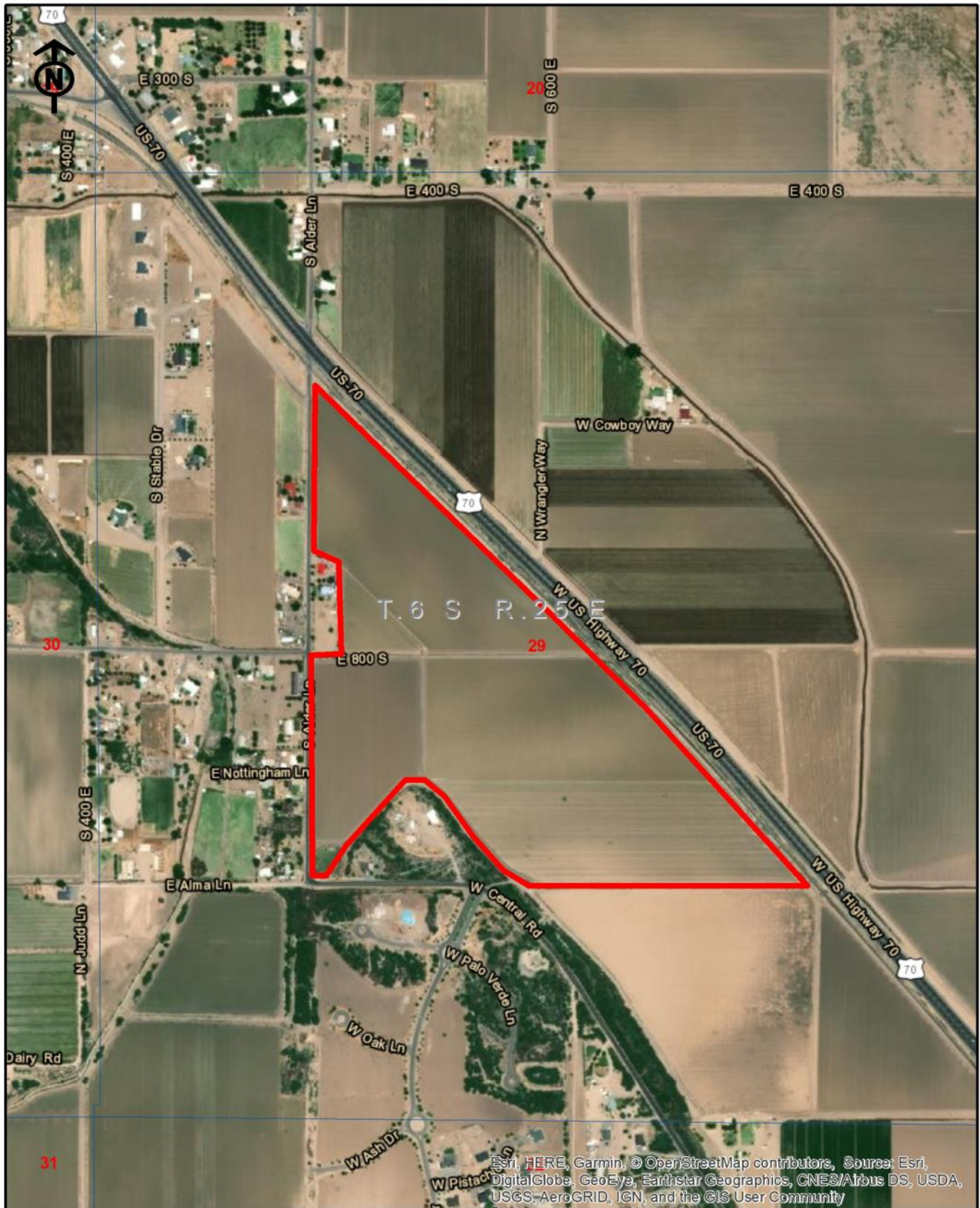
Jack M. Doughty
(480) 802-2305 (Office)

Copyright 2020 Three Rivers Ag Investments - All rights reserved



Three Rivers Ag Investments Gila River Farm Approx. 590 acres Area Map

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

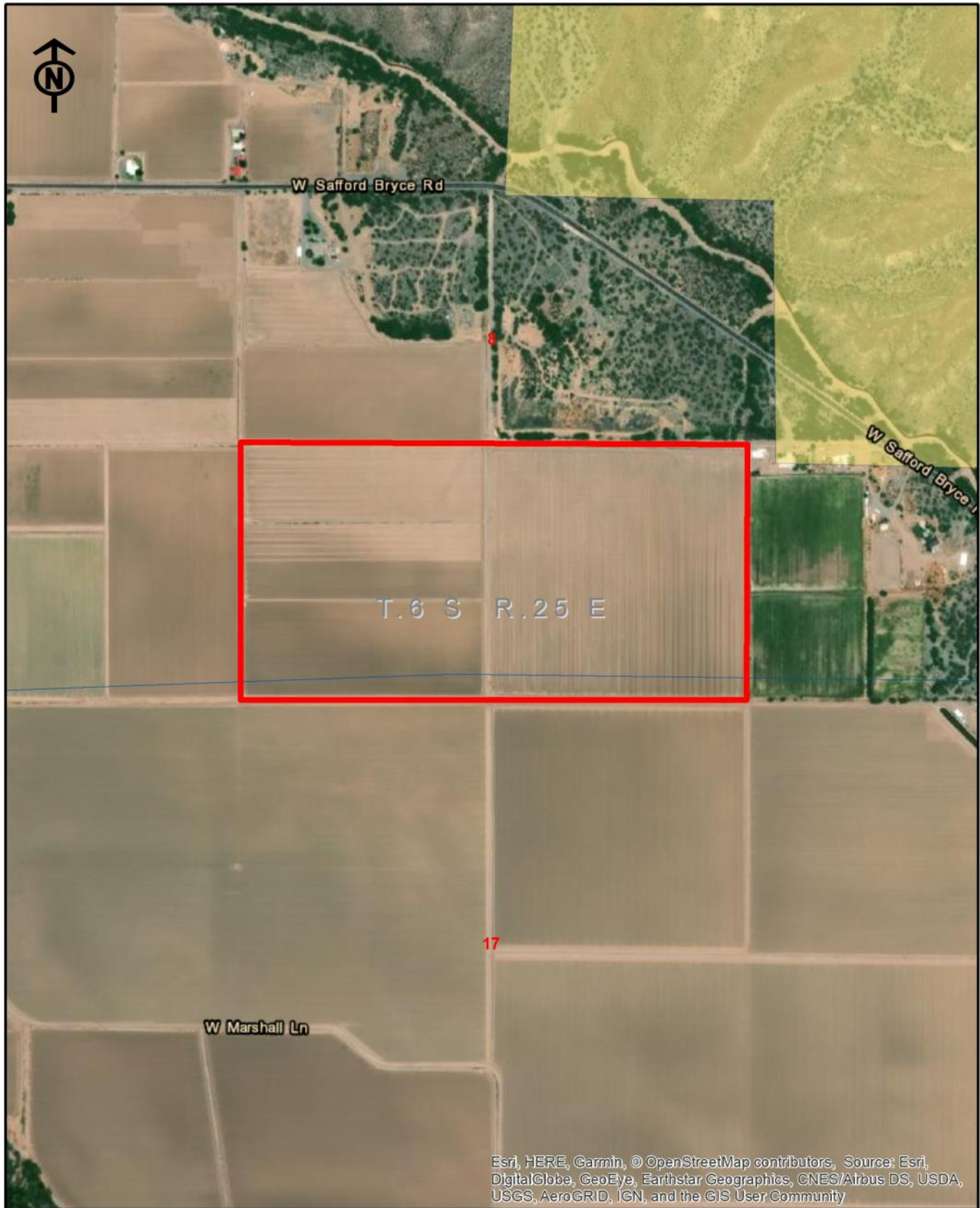


Three Rivers Ag Investments

Gila River Anger Farm

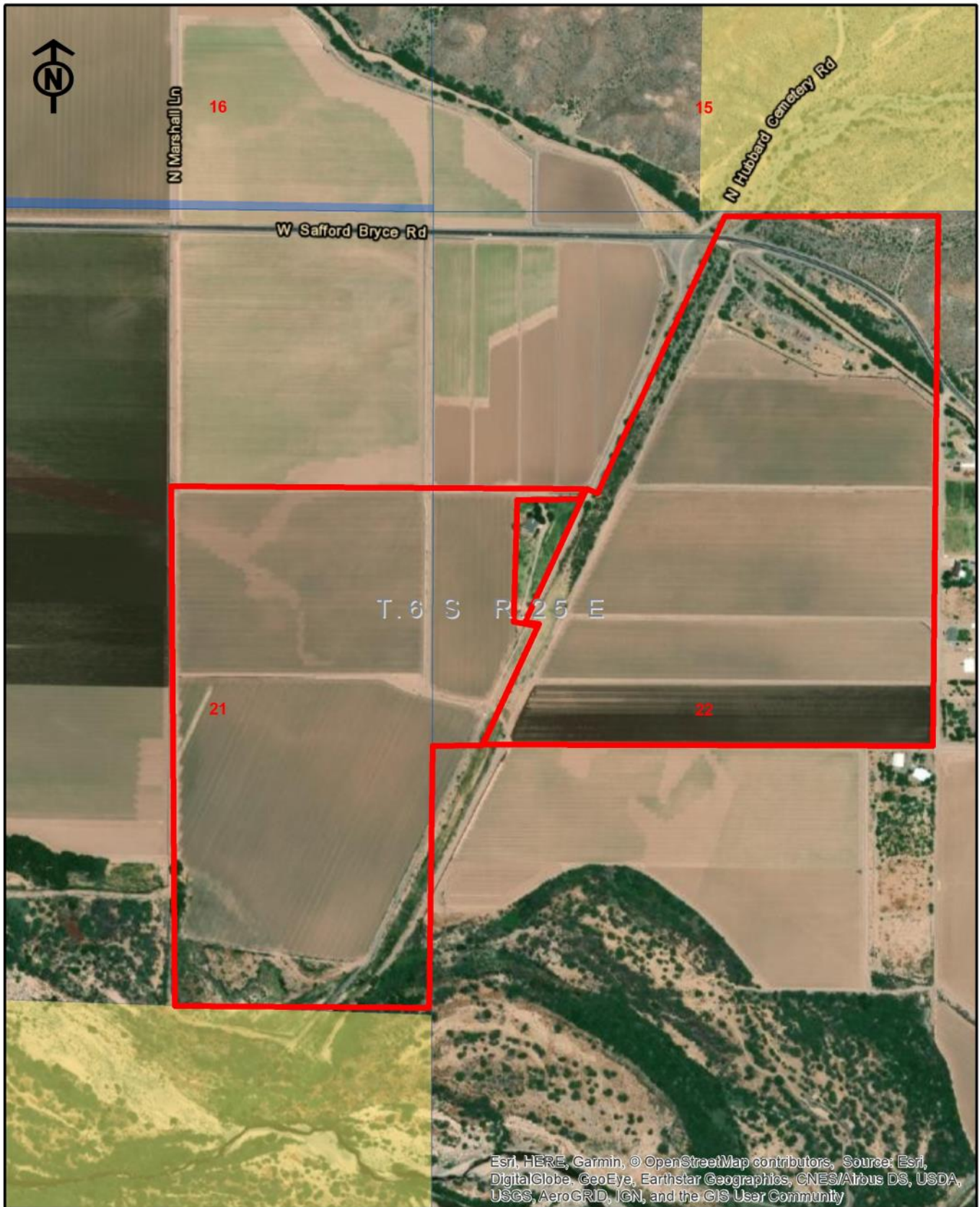
Aerial Map

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



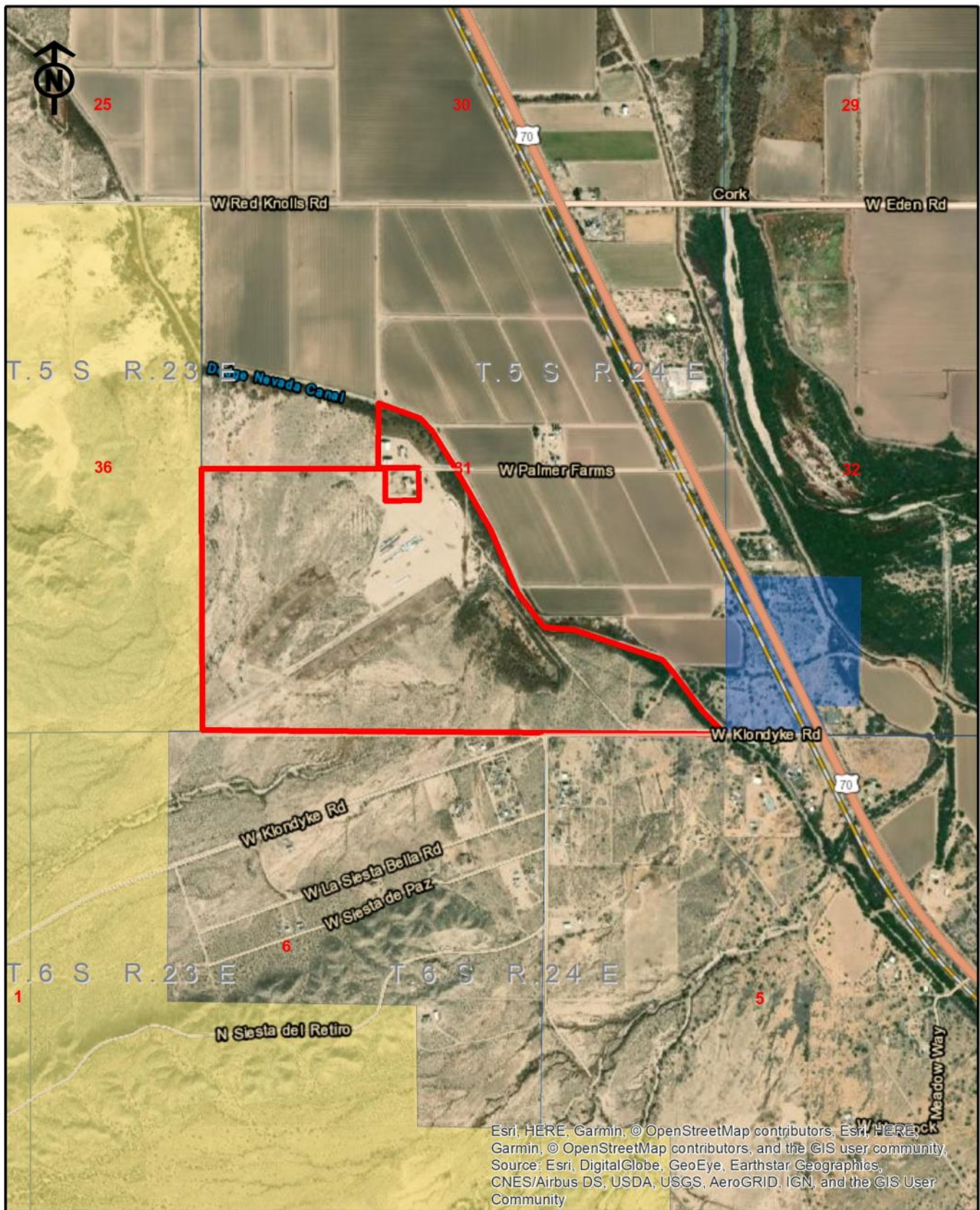
Three Rivers Ag Investments
Gila River Mathews Farm 80
Aerial Map

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



Three Rivers Ag Investments Gila River - Lee and Gomez Farms Aerial Map

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



Three Rivers Ag Investments Upper Gila Valley Feedyard - 240 acres

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

GILA RIVER FARM AND FEED YARD, GRAHAM COUNTY, AZ



2020 cotton crop



Pump water

GILA RIVER FARM AND FEED YARD, GRAHAM COUNTY, AZ



Notched concrete ditch



2020 cotton crop

GILA RIVER FARM AND FEED YARD, GRAHAM COUNTY, AZ



Feed yard working corrals



Feed yard water trough, typical