



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

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## KLECK FARM

Pinal County, Arizona

240 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

This drip irrigated farm located in the path of development sits at the southwest corner of Kleck and La Palma Roads, approximately three miles south from the City of Coolidge, Pinal County, Arizona.

### ACREAGE

Total Acres	240.00
Cropland Acres	177.10
GFWR Acres	194.00
MAWA	3.47

### LEGAL

Northeast quarter; and the north half of the southeast quarter of Section 17, Township 6 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

### APN

401-21-035 and 401-21-036

### IRRIGATION

The farm receives gravity flow CAP water through its inclusion within the Hohokam Irrigation and Drainage District ("HIDD"). Additionally, the farm receives groundwater from one active irrigation well located on the property. Current HIDD water costs include a district assessment of \$32.00 per acre and water charges of \$55.00 per acre-foot. The farm holds a grandfathered water right for 194 acres with a current allotment of 673.42 af/year (GFWR certificate no. 58-150064.0003). Irrigation improvements include high-end drip irrigation system producing maximum irrigation efficiencies with permanent electric drip station delivering water to 40" spacing subsurface drip tape complete with manifold flush valve system.

### SOILS

Series	Class	Approximate %
03 – Casa Grande fine sandy loam	IIIs	95
43 – Toltec fine sandy loam	IIIs	5

### ELEVATION

Approximately 1,445' – 1,450'

### FEMA

Zone X, areas determined to be outside of the .02% annual chance floodplain.

### ZONING

GR-General Rural, Pinal County

### TAXES

\$11,425.95 – 2020 inclusive of HIDD assessments

### PRICE

\$2,760,000

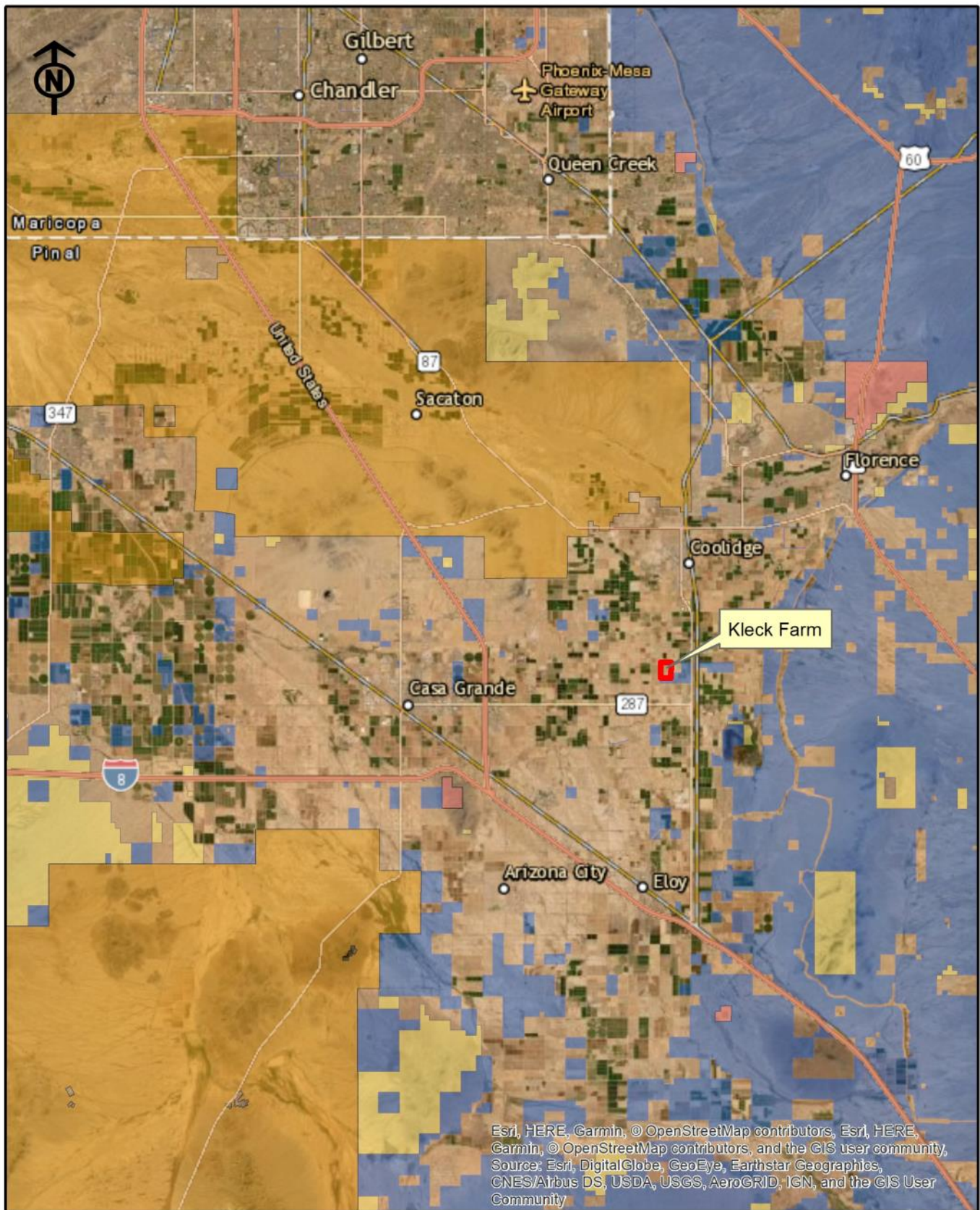
### TERMS

Cash

### COMMENTS

- Ideally situated for appreciable growth in value due to the location of the property within fast growing Pinal County near the communities of Coolidge, Casa Grande, and Eloy
- Cash rent farm tenant in place





# Three Rivers Ag Investments Kleck Farm - 240 acres Location Map

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









# Three Rivers Ag Investments

Kleck Farm - 240 acres  
Aerial Map

Jack M. Doughty  
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## KLECK FARM, PINAL COUNTY, ARIZONA



Alfalfa crop, 2020



Drip irrigation filtration system



## KLECK FARM, PINAL COUNTY, ARIZONA



Active irrigation well, 500' deep, 16" casing, 100 HP motor



Concrete irrigation ditches maintained