



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

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## GLEESON ROAD PECANS

Cochise County, Arizona

429.97 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

Less than mature pecan planting located along the western slope of the White Water Draw fronting the north side of Gleeson Road, three (3) miles west of Highway 191, north of Elfrida, Cochise County, Arizona. 4972 W. Gleeson Road, Elfrida, Arizona.

### ACREAGE

Total Acres	429.97
NIA Acres	456.00 with State Ag Lease
Pecan Acres	405.00

### LEGAL

Generally described as that portion of Section 12 located north of Gleeson Road, Township 20 South, Range 25 East, G&SRB&M, Cochise County, Arizona.

### APN

112-62-001A, 001B, 002A and 002B

### IRRIGATION

This farm has five (5) active irrigation wells delivering water to pecan trees through highly efficient automated fan-jet irrigation system designed to convert to sprinklers as trees mature. Wells range from 660' – 1,000' deep with pumps set for 400' – 500' deep with a current approximate capacity of 3,800 GPM. More than sufficient for current needs and future needs as trees mature.

### PECANS

Acres	Age	Varieties	Spacing
115	2016	40% Waco, 40% Wichita, and 20% Western	35'x20'
150	2019	80% Western Schley, 20% Wichita	35'x20'
140	2020	80% Western Schley, 20% Wichita	35'x20'

### IMPROVEMENTS

Residence, 1,578 s.f., 3BR/2BA, block construction, remodeled 2019  
Shop building, 3,750 s.f. with two (2) 16' roll-up doors, built 2018  
Apartment, 1,250 s.f., 2BR/1BA, built 2018  
Pole barn, 5,000 s.f., metal roof

### SOILS

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

### ELEVATION

From 4,180 – 4,284'

### FLOOD ZONE

The property lies within flood Zone "X", areas of minimal flooding.

### ZONING

RU-4, Cochise County

### TAXES

\$3,691.04 per year based on 2020.

### PRICE

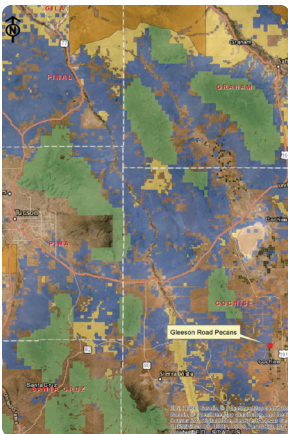
\$9,900,000

### TERMS

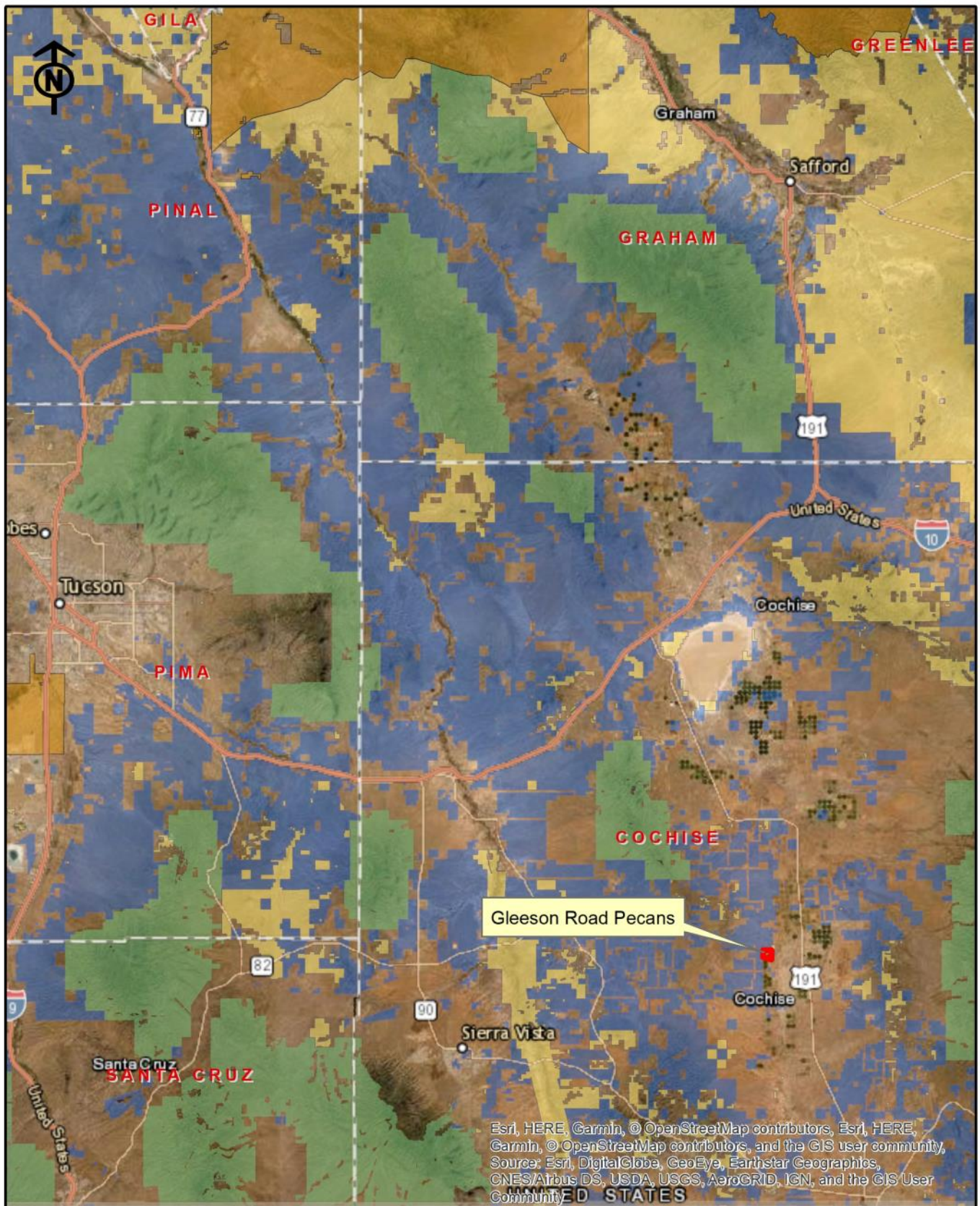
Cash

### COMMENTS

- Highly automated irrigation system
- Excellent investment for potential growth in value



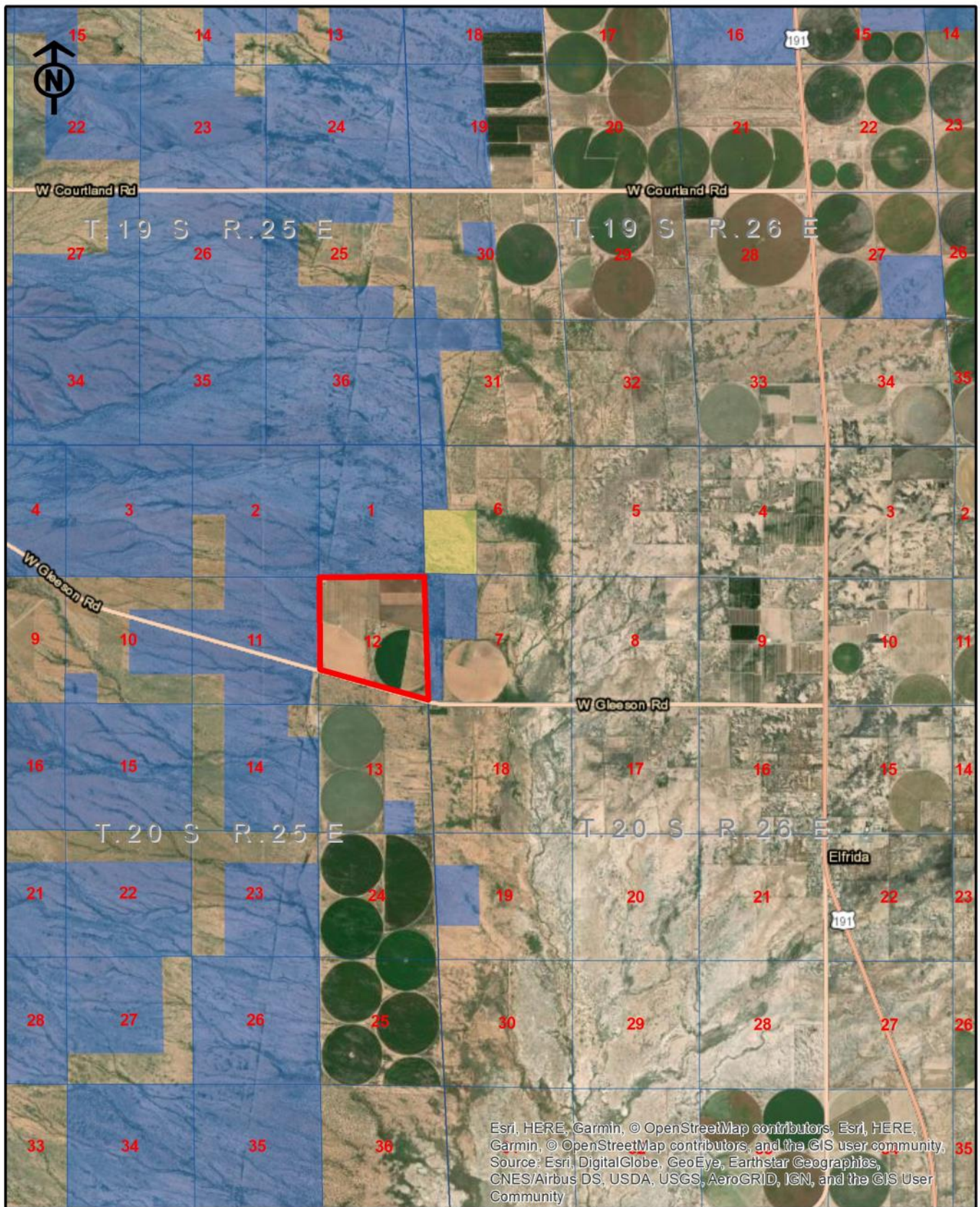




# **Three Rivers Ag Investments** **Gleeson Road Pecans** **Location Map**

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





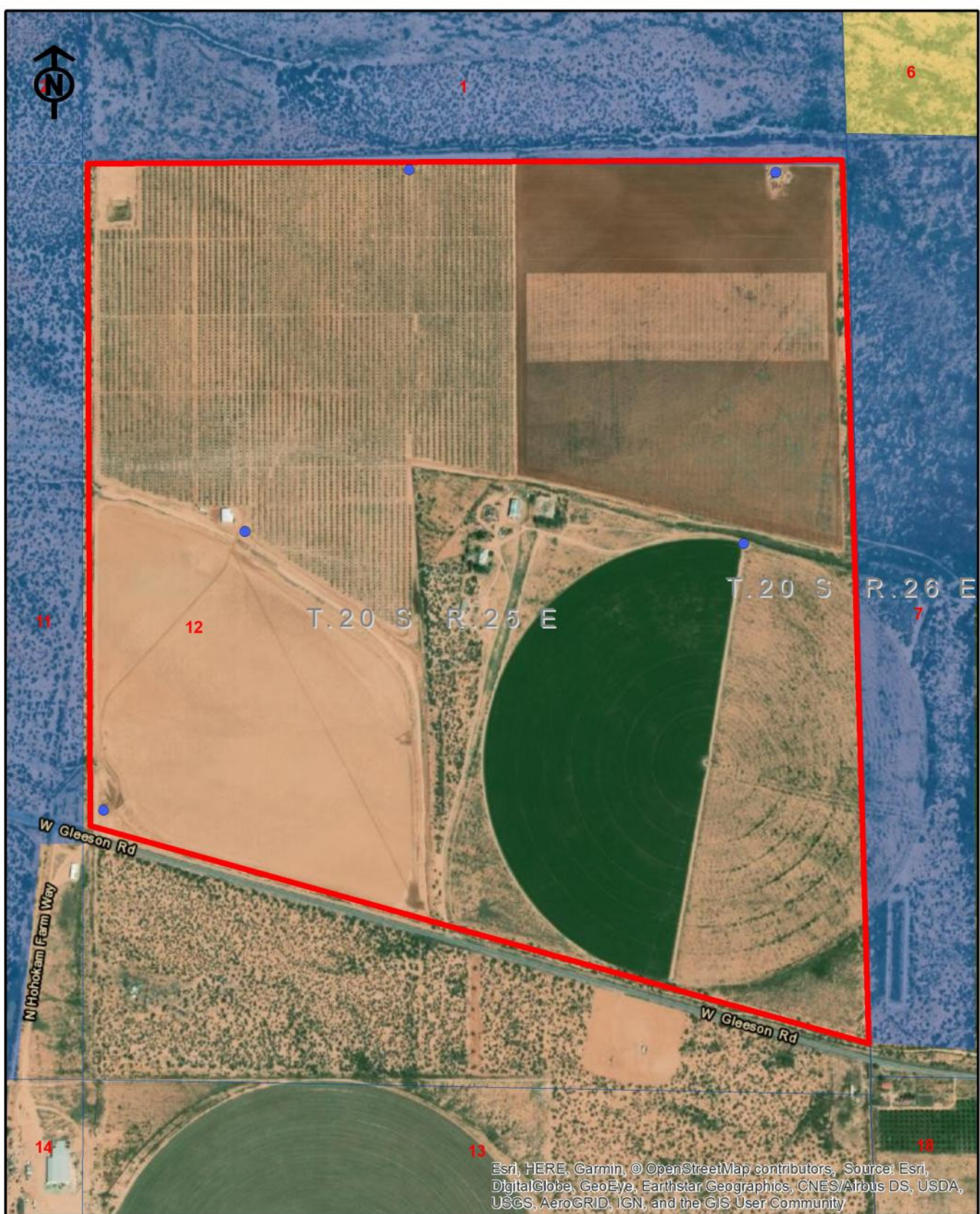
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## Gleeson Road Pecans

### Area Map

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# Three Rivers Ag Investments

## Gleeson Road Pecans

### Aerial Map

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## GLEESON ROAD PECANS, COCHISE COUNTY, ARIZONA



115 acres 5th leaf pecans, 40% Waco, 40% Wichita and 20% Western Schley



156 acres 2nd leaf pecans, 80% Western Schley, 20% Wichita



## GLEESON ROAD PECANS, COCHISE COUNTY, ARIZONA



140 acres 1st leaf pecans, 80% Western Schley, 20% Wichita



Residence, 3RB/2BA

## GLEESON ROAD PECANS, COCHISE COUNTY, ARIZONA



Well A, 1000' deep, static 260', 150 hp, 1000 GPM, with automated irrigation and chemigation system



Shop building with 2BR/1BA apartment