



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



ROBBS ROAD 160

Cochise County, Arizona

156.97 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The farm fronts the north side of paved Robbs Road, two miles east of Kansas Settlement Road, approximately 10 miles south from Willcox, Cochise County, Arizona.

ACREAGE

Total Acres	156.97
Cropland Acres	120.00 Est.

LEGAL

Generally described as the southeast quarter of Section 18, except the south 50' thereof, Township 15 South, Range 26 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

APN

305-34-003

IRRIGATION

The farm has one active irrigation well delivering water to one Zimmatic center pivot sprinkler system.

SOILS

Series	Class	Approximate %
CmA – Comoro sandy loam	IIs	2.4
Cs - Cowan sandy loam	IIIs	6.4
Pm – Pima loam	I	.4
SnA – Sonoita sandy loam	IIs	90.8

ELEVATION

4,246' – 4,261'

FLOOD ZONE

Flood Zone X, area of minimal flooding.

ZONING

RU-4, Cochise County, Arizona.

TAXES

\$1,465.06 per year based on 2021 taxes.

PRICE

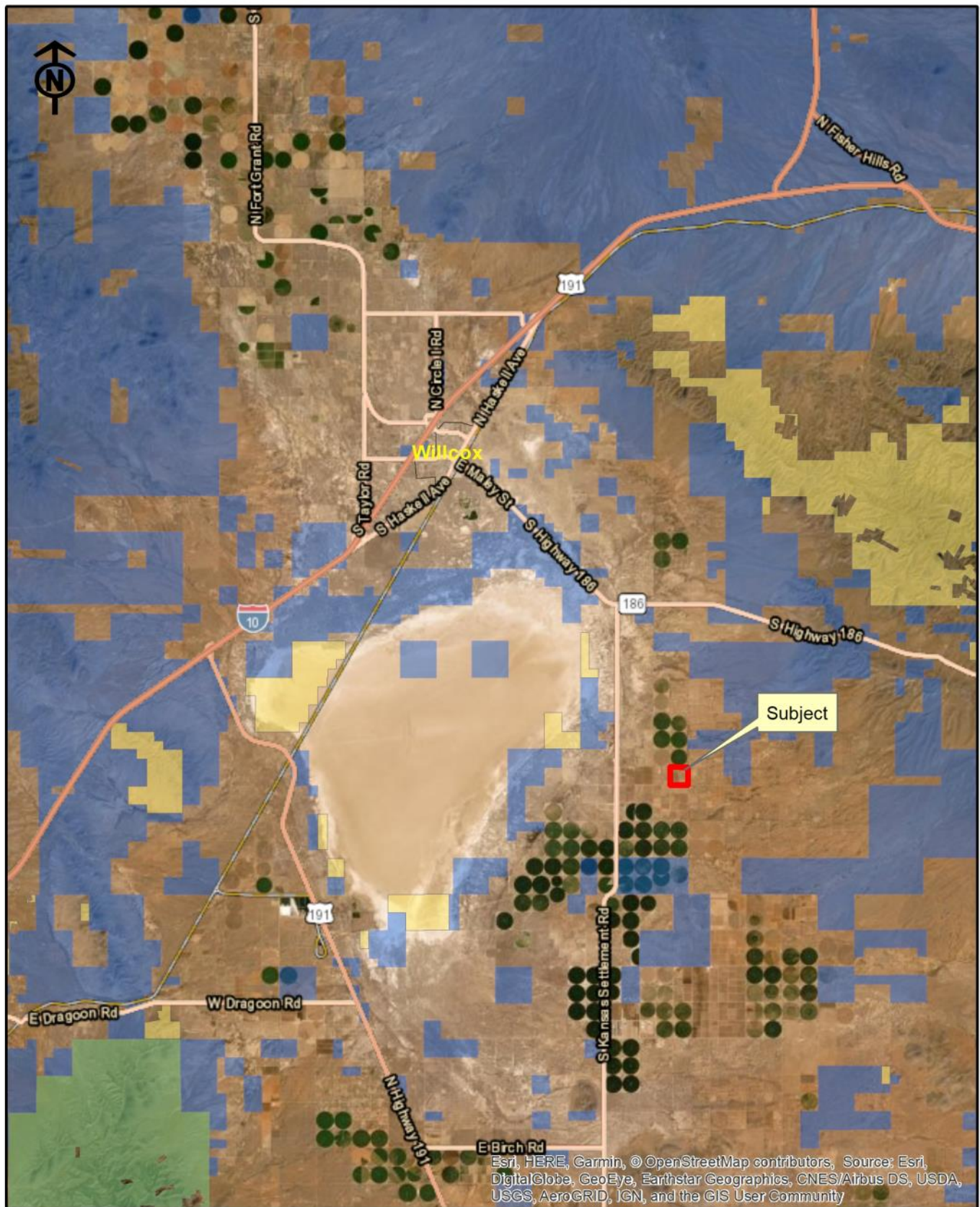
\$1,040,000

TERMS

Cash

COMMENTS

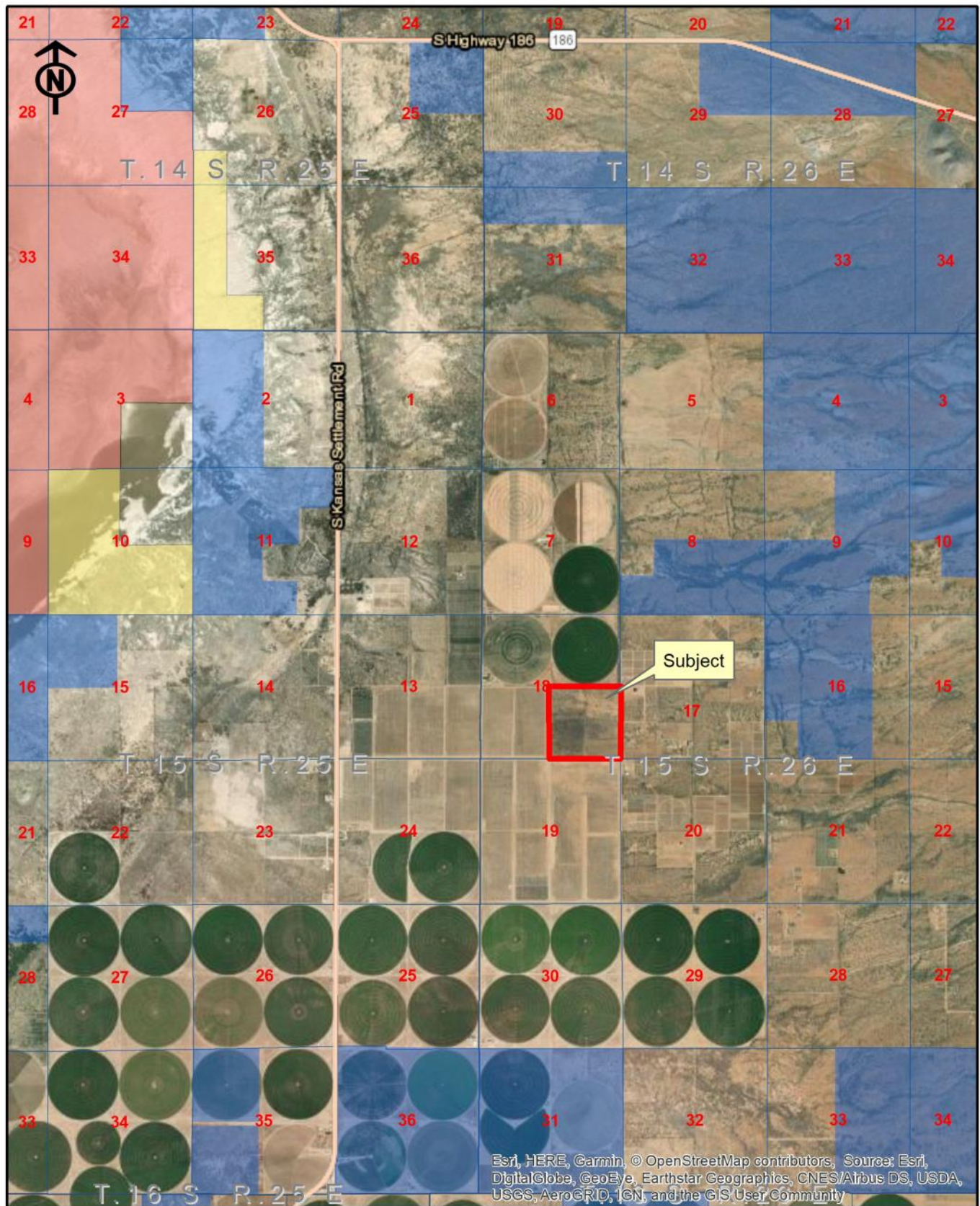
- Seller willing to lease back
- Paved frontage on Robbs Road



Three Rivers Ag Investments

Robbs Road 160
Location Map

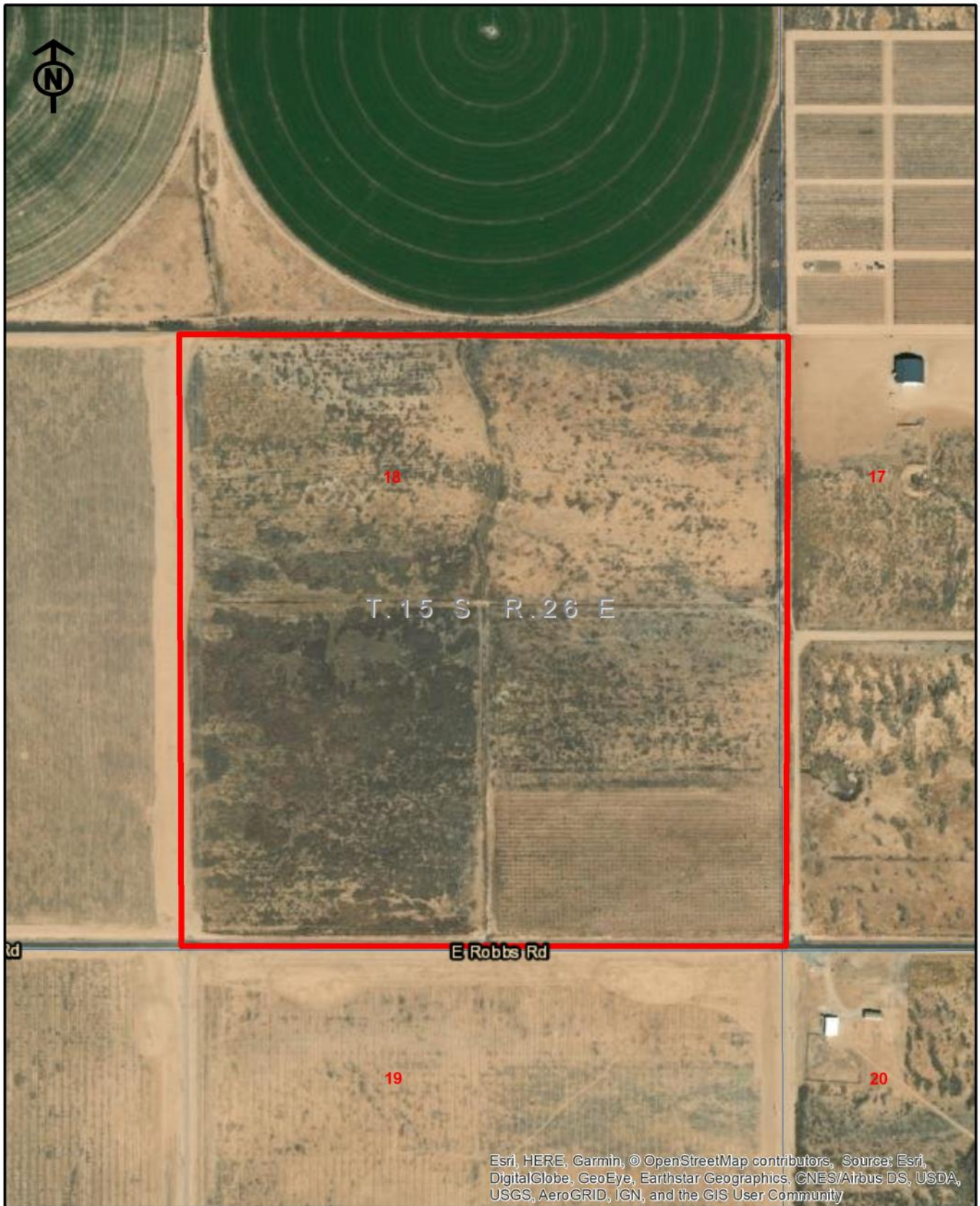
Jack M. Doughty
(480) 802-2305 (Office)



Three Rivers Ag Investments

Robbs Road 160
Area Map

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Three Rivers Ag Investments
Robbs Road 160
Aerial Map

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ROBBS ROAD 160, COCHISE COUNTY, ARIZONA



Zimmatic center pivot sprinkler



Irrigation well, 610' deep, 200 HP, Approx. 650 GPM