



Three Rivers AG INVESTMENTS

For further information,
please contact:

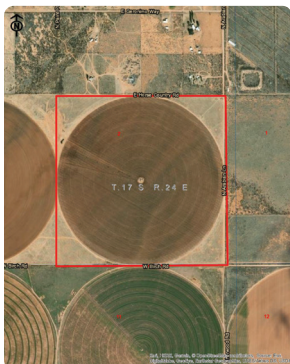
Jack Doughty

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RICHLAND 160 FARM

Cochise County, Arizona

160 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The farm is located near the community of Sunsites on the north side of Birch Road about one mile west of Highway 191, approximately 15 miles south of I-10, Cochise County, Arizona.

ACREAGE

Total Acres	160.00
Cropland Acres	120.00 Est.

LEGAL

Generally described as the southeast quarter of Section 2, Township 17 South, Range 24 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

APN

118-01-002B

IRRIGATION

The farm has one active irrigation well delivering water to one seven tower 1999 Valley center pivot sprinkler system. Well is 600' deep with 16" casing with 12" liner, turbine pump with 150 hp motor producing about 800 gpm.

SOILS

Series	Class	Approximate %
TwA – Tubac sandy clay loam	IIIs	100

ELEVATION

4,270' – 4,313'

FLOOD ZONE

Zone X, area of 0.02% annual chance flood and areas of 1% annual chance flood average depths of less than one foot. FEMA flood map 04003C1330G.

ZONING

RU-4, Cochise County, AZ.

TAXES

\$459.68 per year based on 2021 taxes.

PRICE

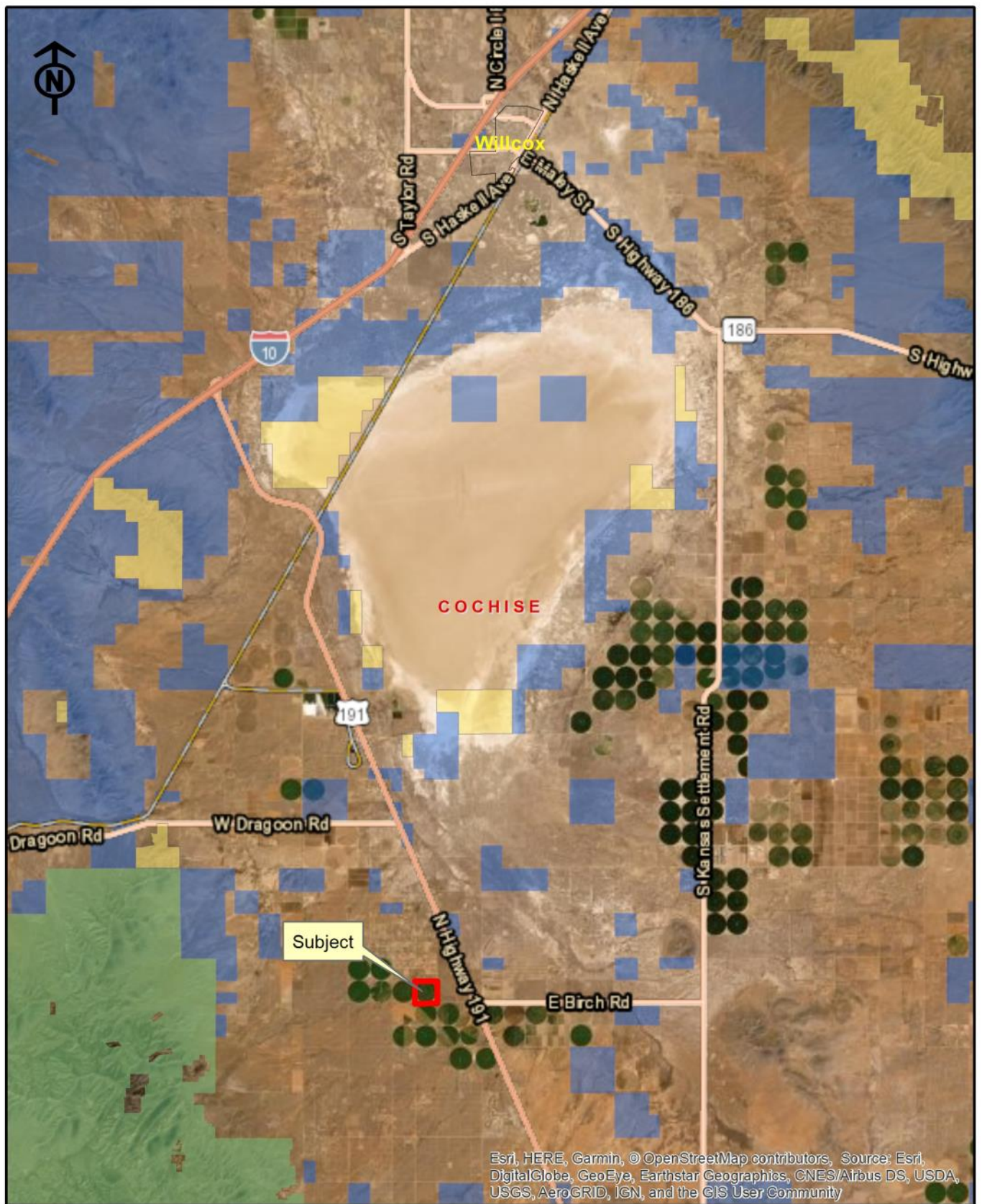
\$1,040,000

TERMS

Cash

COMMENTS

- Seller would consider a lease back.
- Considered a warmer area of the Valley with good air drainage.

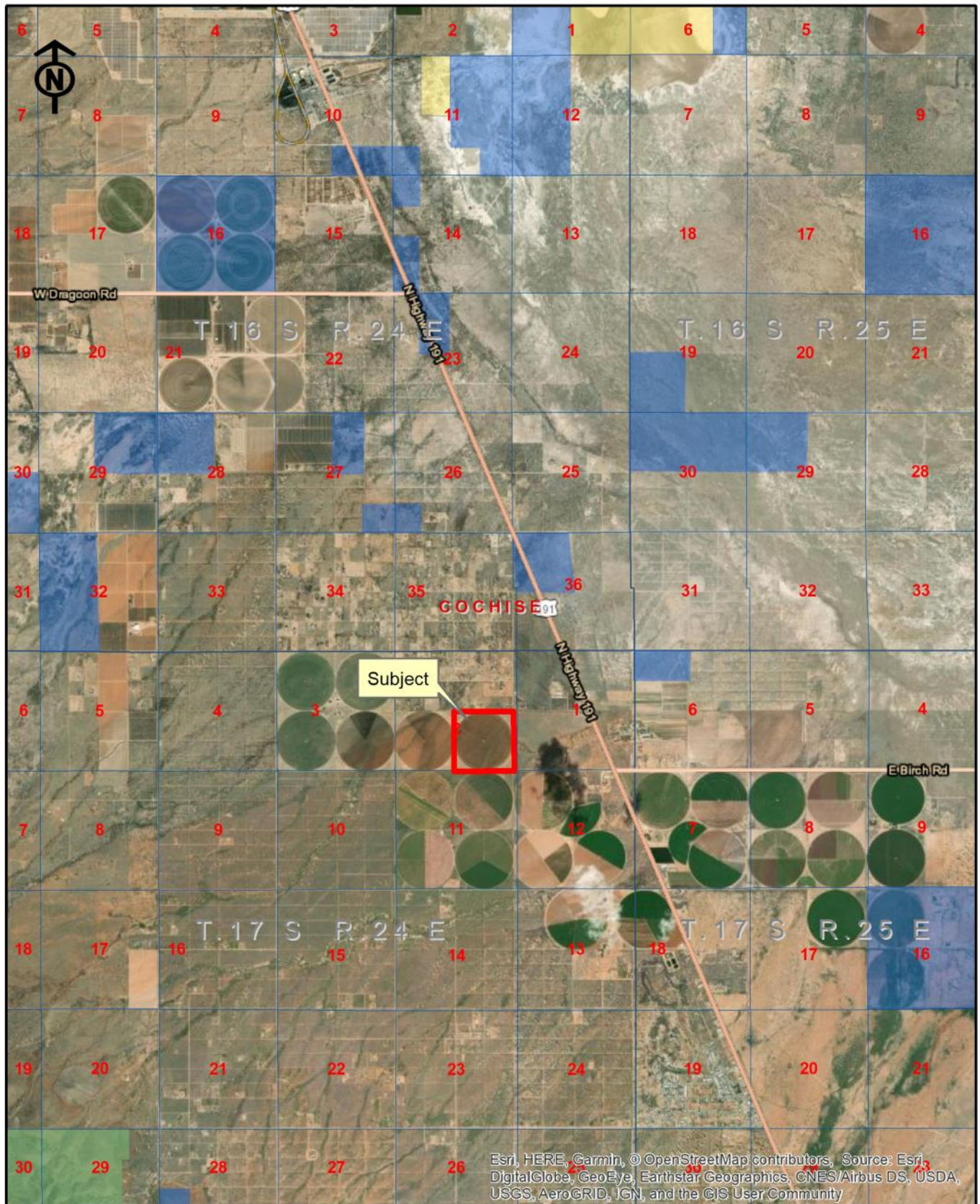


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Richland 160

Location Map

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

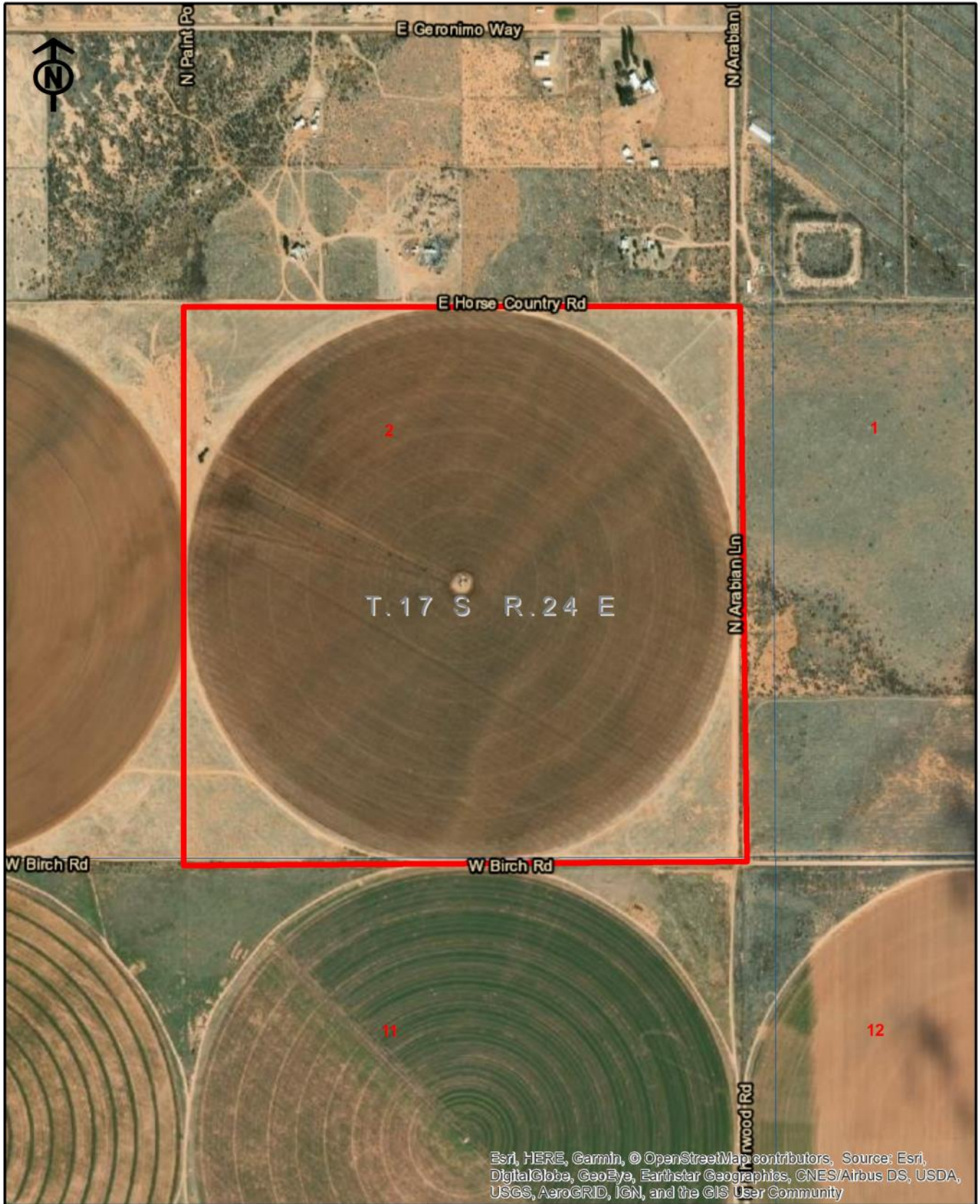


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Area Map

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Richland 160
Aerial Map

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RICHLAND 160 FARM, COCHISE COUNTY, ARIZONA



Seven tower Valley center pivot



Growsmart control panel

RICHLAND 160 FARM, COCHISE COUNTY, ARIZONA



Turbine pump, electric motor with gas engine backup



Dormant alfalfa, winter 2022