



Three Rivers AG INVESTMENTS

For further information,
please contact:

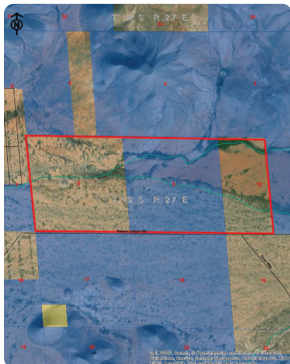
Jack Doughty

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ROSS DRAW PASTURE

Cochise County, Arizona

1,600+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The Ross Draw Pasture fronts the north side of Rucker Canyon Road 4.75 miles east of Hwy 191, approximately five miles north of Elfrida, Cochise County, Arizona.

ACREAGE

Deeded Acres	960+/-
State Grazing Lease Acres	640+/-
Total	1,600+/-

LEGAL

Generally described as Sections 8, 9 and the west half of 10, Township 19 South, Range 27 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

APN

Deeded land, Cochise County Assessor's tax parcel nos. 401-45-001B, 001C, 001D and 001F.

CAPACITY

Approximately 35 animal units per year.

WATER

One shared well, two dirt tanks, good condition.

PASTURE

One perimeter fenced pasture.

ELEVATION

4,405' – 4,554'

CLIMATE

Average rainfall in the area is 12" – 14" per year. Summer highs are in the low 90s and winter lows average in the low 30s.

TOPOGRAPHY

Located at the south end of the Square Top Hills, generally flat sloping from east to west.

VEGETATION

Perennial grasses include Black Grama, Sideoats Grama, and Layman's Love Grass. Annual grasses include Alfalfa and Indian Wheat. Browsers include desert shrubs and Mesquite.

STATE GRAZING LEASE FEES

\$300.00 per year, approximate.

TAXES

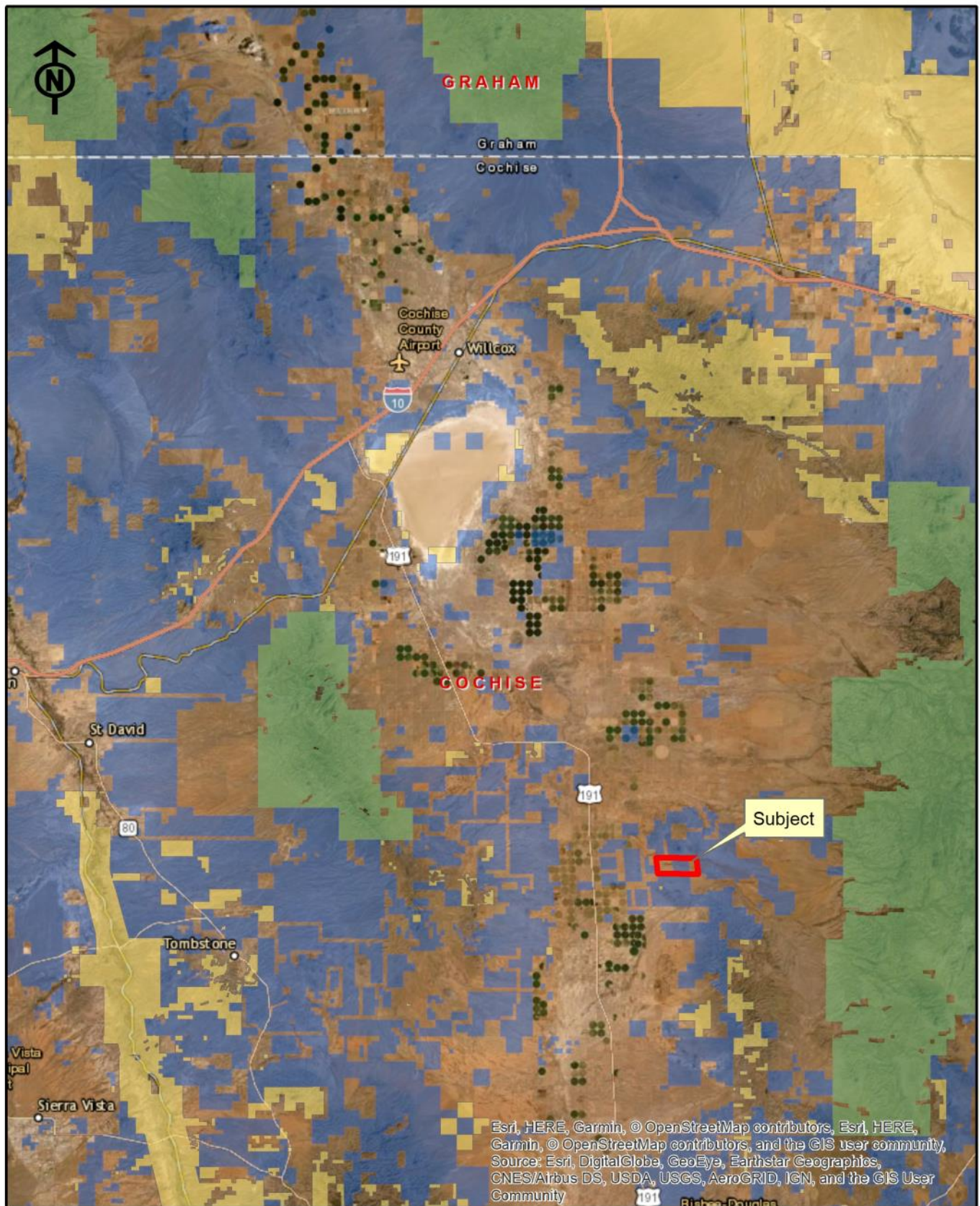
\$161.62 per year based on 2021 taxes.

PRICE

\$850,000

TERMS

Cash

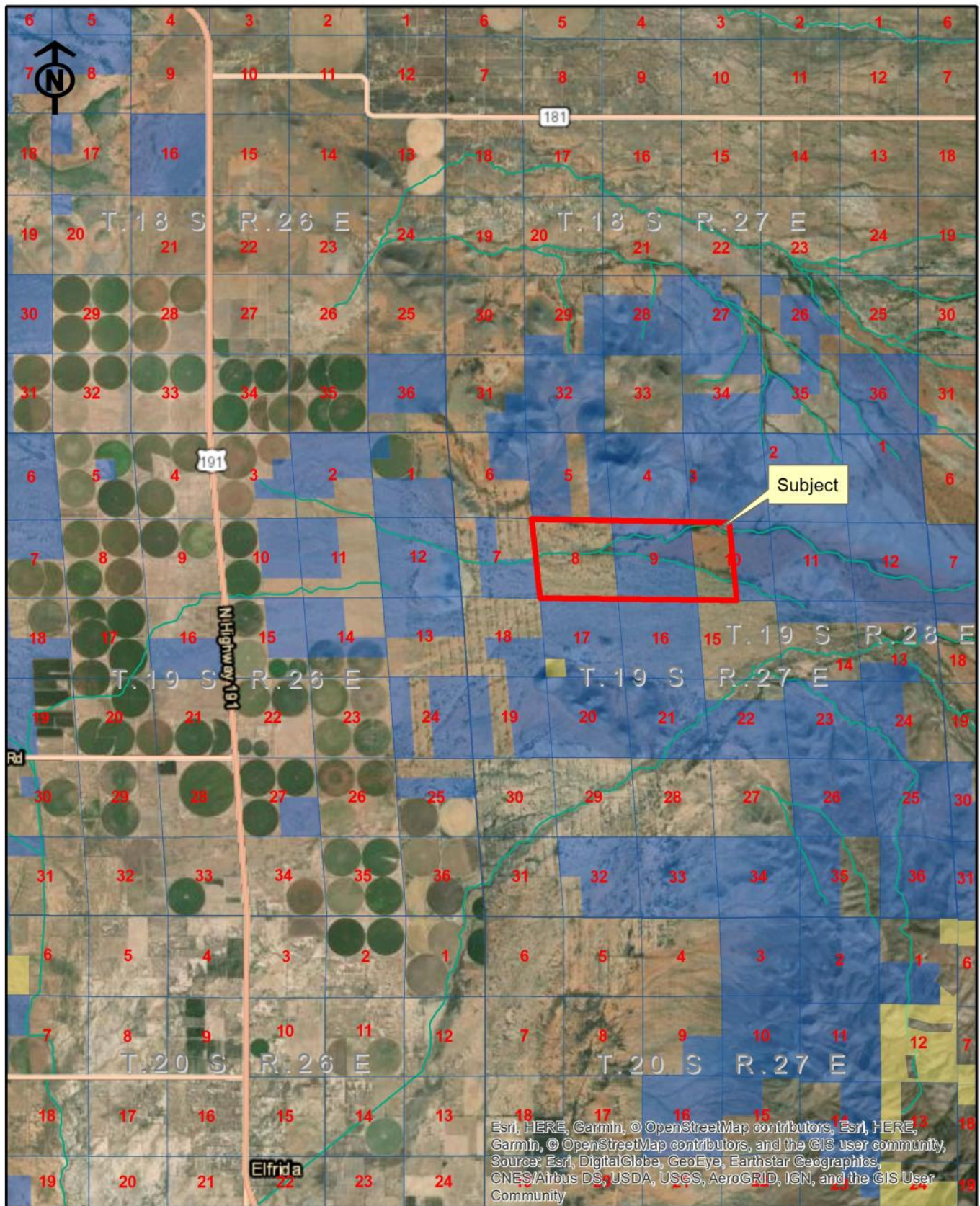


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Ross Draw Pasture

Location Map

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

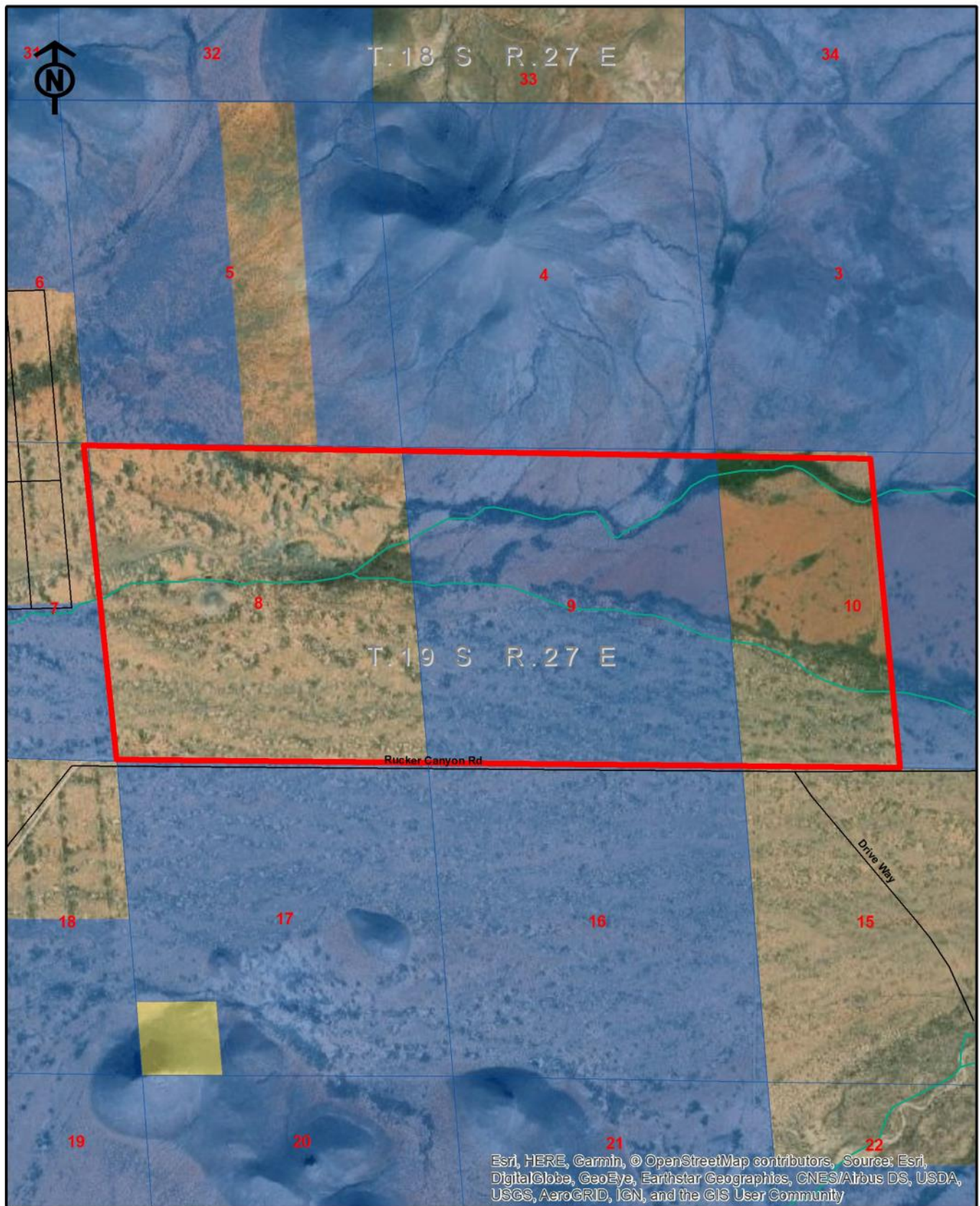


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Ross Draw Pasture

Area Map

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Three Rivers Ag Investments **Ross Draw Pasture** **Aerial Map**

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ROSS DRAW PASTURE, COCHISE COUNTY, AZ



Rucker Canyon Road frontage, east view



North view from Rucker Canyon Road