



Three Rivers AG INVESTMENTS

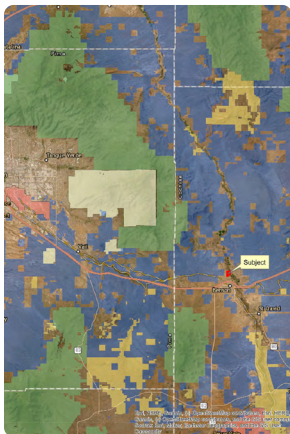
For further information,
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OCOTILLO FARMS

Cochise County, Arizona
142 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Diverse, well-developed San Pedro River Valley farm combining established permanent crops with additional sprinkler irrigated acreage in a scenic riparian setting. Located adjacent to the San Pedro River and along N. Ocotillo Road, approximately two miles north of Benson, Cochise County, Arizona.

ACREAGE

Gross Acres	142 +/- Est.
Pecan Orchard Acres	45 +/- Est.
Additional Sprinkler Irrigated Acres	35 +/- Est.

LEGAL

Located within the E1/2 of Section 33, T16S, R20E and a portion of the NW1/4 of the NW1/4 of the NE1/4 of Section 4, T17S, R20E, Gila and Salt River Base and Meridian, Cochise County, Arizona.

APN

208-39-010C; 208-39-010D; 123-08-003R

ORCHARD

Sixth leaf pecans consisting of 80% Waco with 20% Wichita pollinators planted in 2018 on 18'x36' spacing in three orchard blocks. Irrigated with solid set sprinklers. Hedged on a three-year rotation with initial harvest anticipated Fall 2023.

IRRIGATION

Six irrigation wells, including four active and two back-ups integrated via a common pipeline system delivering water through solid set, center pivot and big gun sprinklers as well as above ground drip lines. Primary well anchoring the system was drilled in 2019 to 1,286' depth with a 12" casing, equipped with a 75 hp submersible pump producing 550 gpm at 40-45 psi (open discharge at 700 gpm). Three of six wells artesian flow. All acreage has been annexed into the St-David-Pomerene Irrigation District.

IMPROVEMENTS

20'x60' open front shop served by dedicated 1,100' deep well with 5" casing producing 35 gpm; additional 50'x70' open-sided storage structure.

SOILS

Soils supportive of irrigated crop production adjacent to riparian areas along the San Pedro River.

ELEVATION

3,480' to 3,582'

FLOOD ZONE

Zone X (84% +/-); Zone A (5% +/-); Regulated Floodway (11% +/-)

ZONING

RU-4 and R-36, Cochise County, Arizona

TAXES

\$668.19 per year as estimated from 2022 tax statements.

PRICE

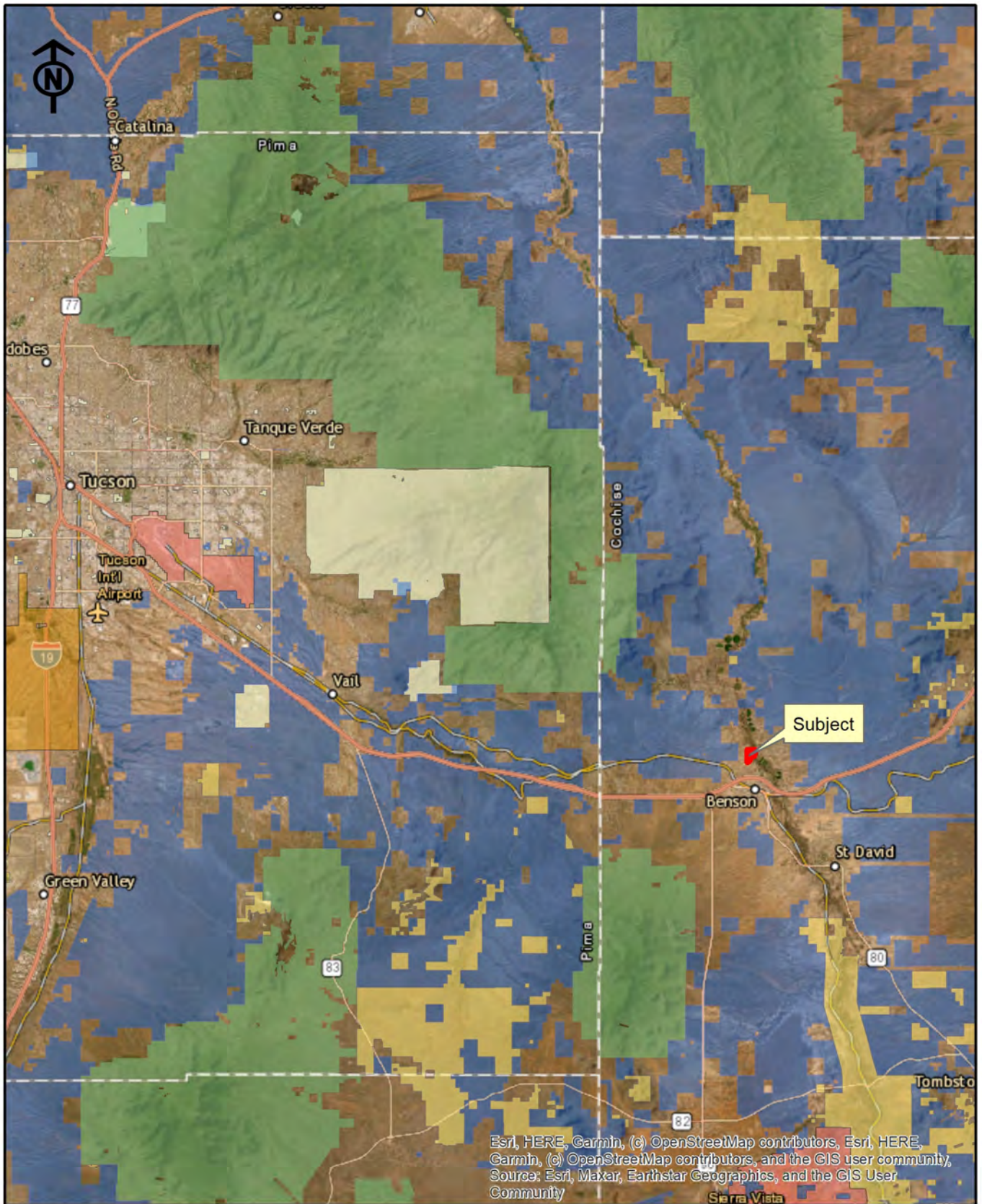
\$1,900,000

TERMS

Cash

COMMENTS

- Proximate to City of Benson development influence and within the Fort Huachuca Sentinel Landscape conservation area.
- Seller will consider pecan orchard lease back or contract management post-sale.



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Ocotillo Farms

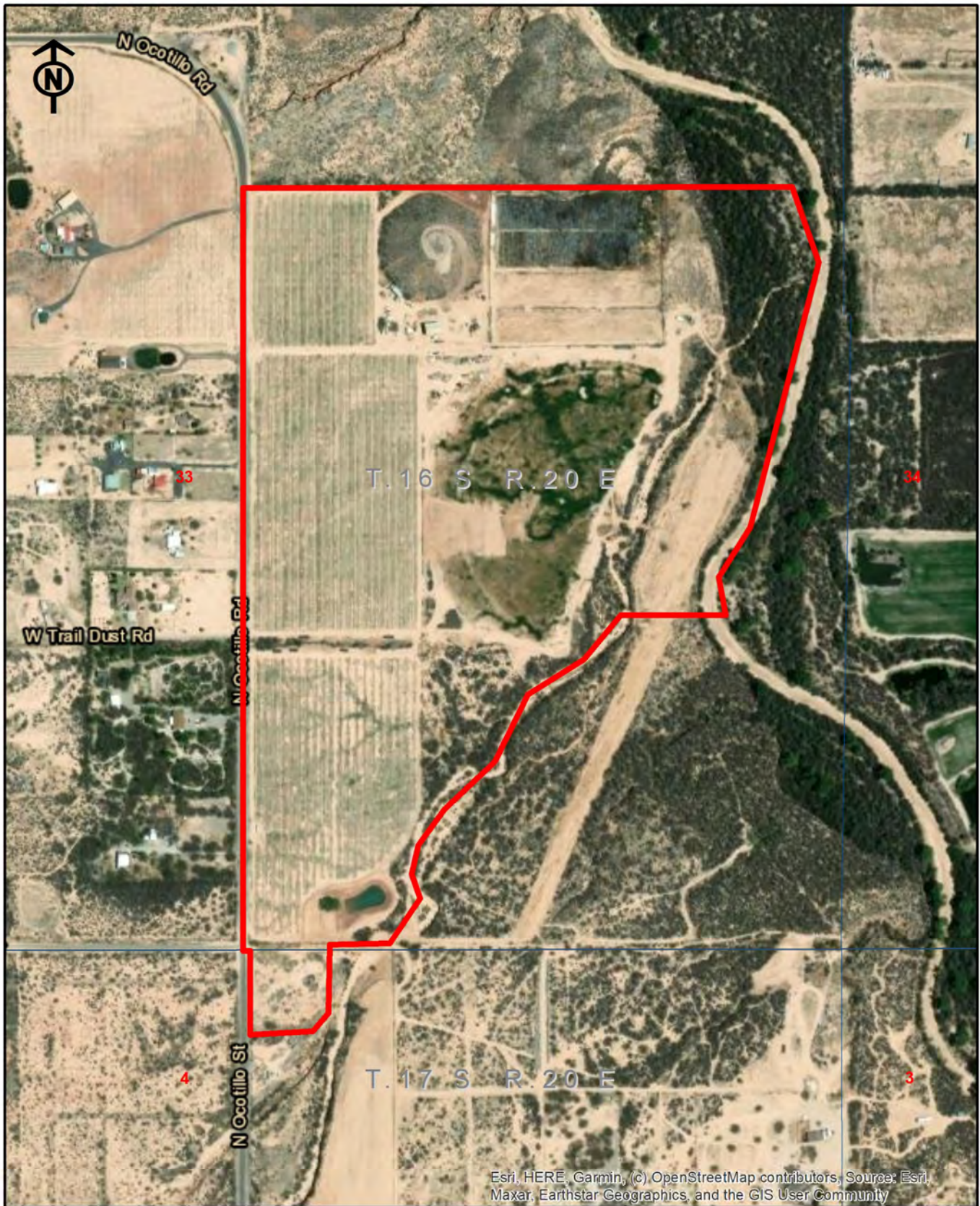
Location Map

Bruce Burger
(406) 671-6174



Three Rivers Ag Investments Ocotillo Farms Area Map

Bruce Burger
(406) 671-6174



Three Rivers Ag Investments

Ocotillo Farms

Aerial Map

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OCOTILLO FARMS, COCHISE COUNTY, ARIZONA



Orchard view (June 2023).



6th leaf pecans (May 2023).

OCOTILLO FARMS, COCHISE COUNTY, ARIZONA



Primary well; 1,286 foot depth, 12 inch casing with 75 hp electric submersible pump.



Main electric panel, fertigation pump and tanks along west edge of the property.

OCOTILLO FARMS, COCHISE COUNTY, ARIZONA



Riparian pond adjacent to south orchard block.



San Pedro River riparian corridor along east edge of the property, viewing north.