



Three Rivers AG INVESTMENTS

For further information,
please contact:

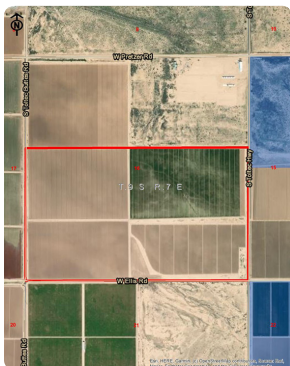
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ELOY VILLAS FARM

Pinal County, Arizona

373.47 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Located within fast-growing Pinal County between Phoenix and Tucson. The property has frontage along the west side of paved Toltec Road, approximately 10 miles south of I-10, within the General Plan area of the City of Eloy.

ACREAGE

Total acres	373.47
Cropland acres	355.00 Est.
GFWR acres	360.09
MAWA	2.92

LEGAL

All of Section 16, except the north 2,189' thereof, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN

408-14-002G

IRRIGATION

The farm receives gravity flow irrigation water from the Central Arizona Irrigation and Drainage District (CAIDD). Current water costs include a district assessment of \$38.00/district acre and a water charge of \$78.00/af. The farm holds a grandfathered water right for approximately 360.09 acres with a current allotment of 1,054.14 af/year, GFWR Certificate No. 58-104388.0004.

SOILS

Series	Class	Approx. %
24 – Glenbar clay loam	3w	85
42 – Sasco silt loam	1	15

ELEVATION

1,588' – 1,600'

FEMA

Flood Zone A, area of sheet flooding base elevation undetermined.

ZONING

GR, General Rural, Pinal County. The property sits within the General Plan area of the City of Eloy, which calls for residential and commercial development.

TAXES

\$25,059.44 per year inclusive of irrigation district assessments based on 2023 taxes.

PRICE

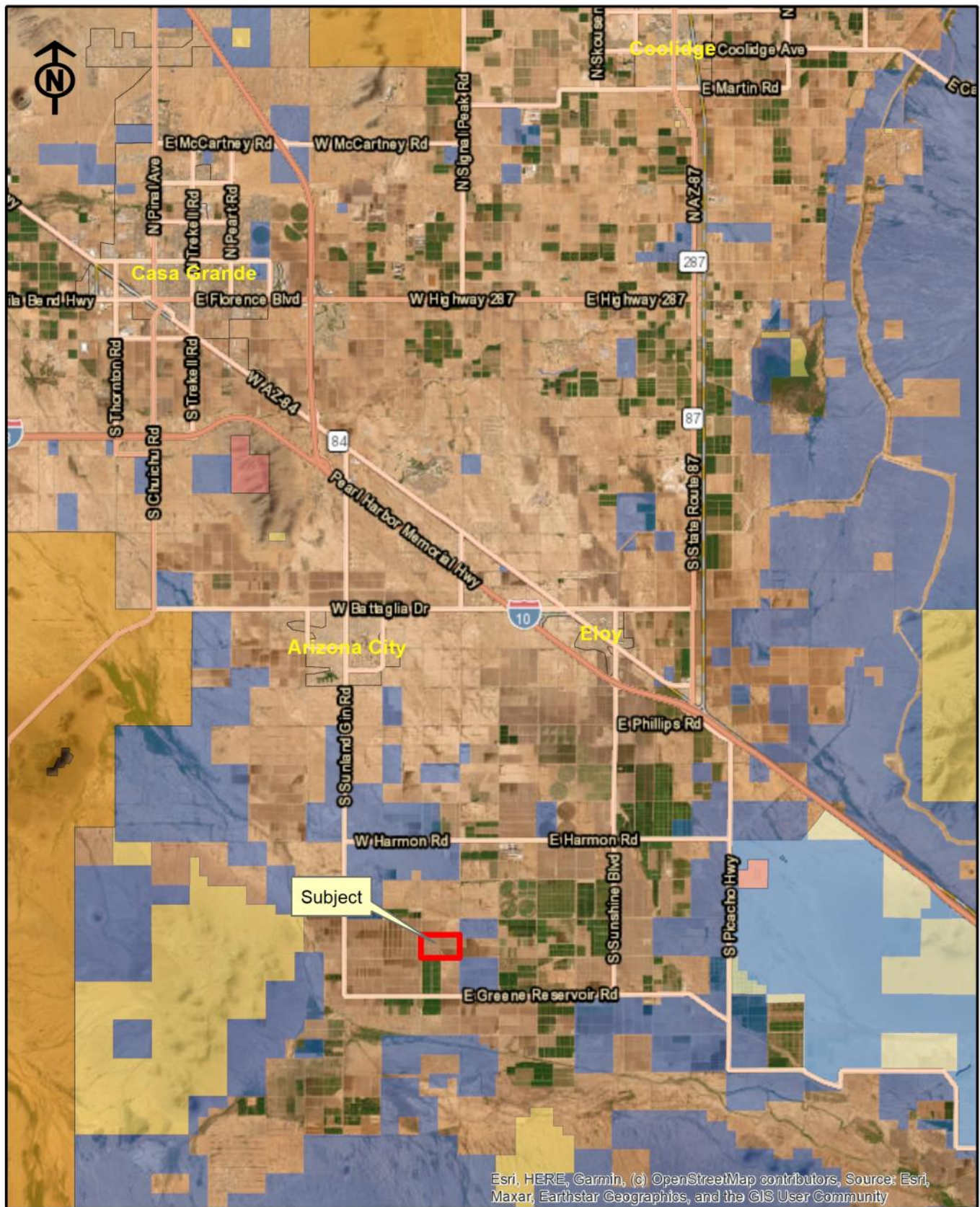
\$3,174,495 or \$8,500 per acre

TERMS

Cash

COMMENTS

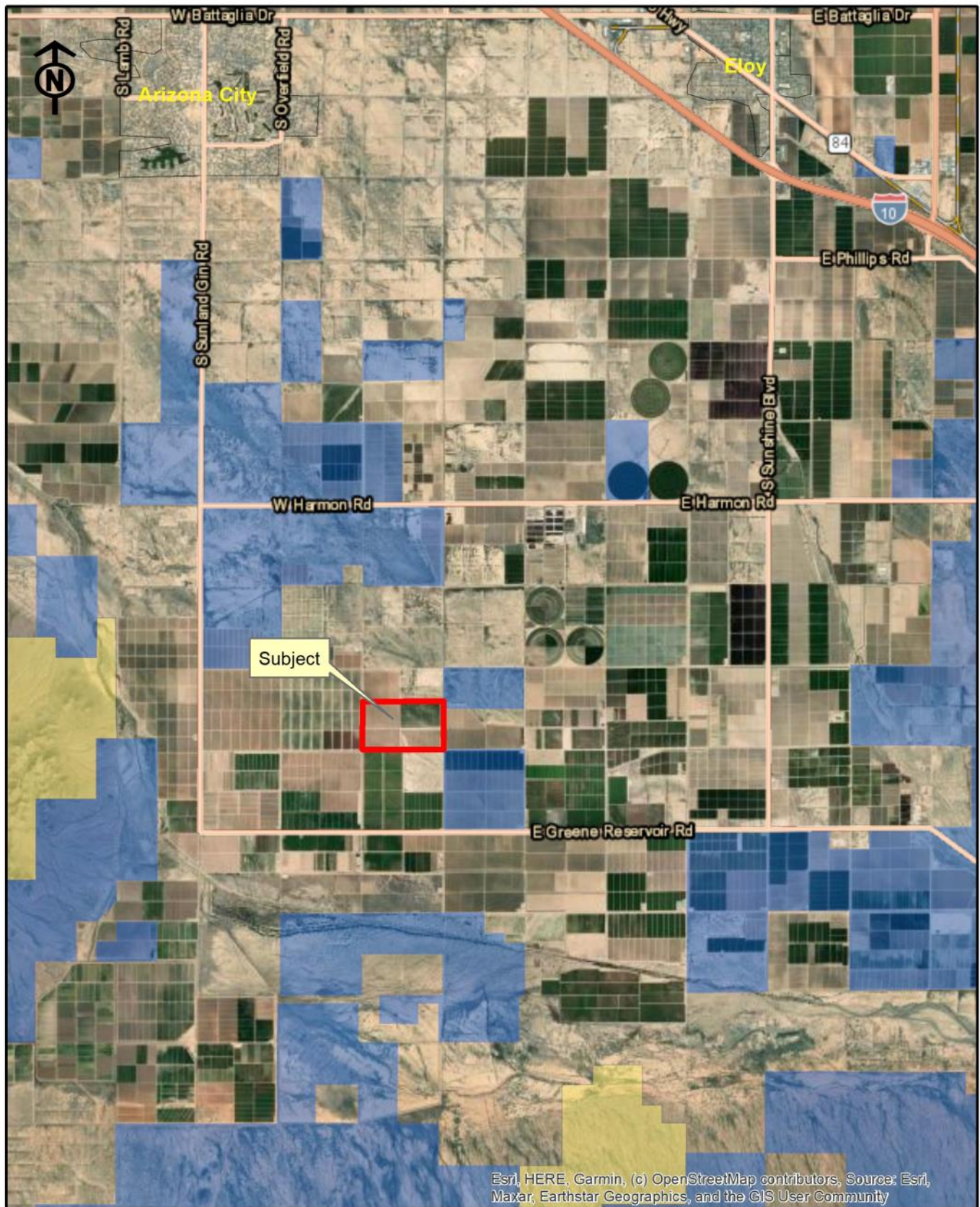
- General Plan area of the City of Eloy
- Potential for solar
- Cash rent tenant available



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Three Rivers Ag Investments Eloy Villas 373 acres Location Map

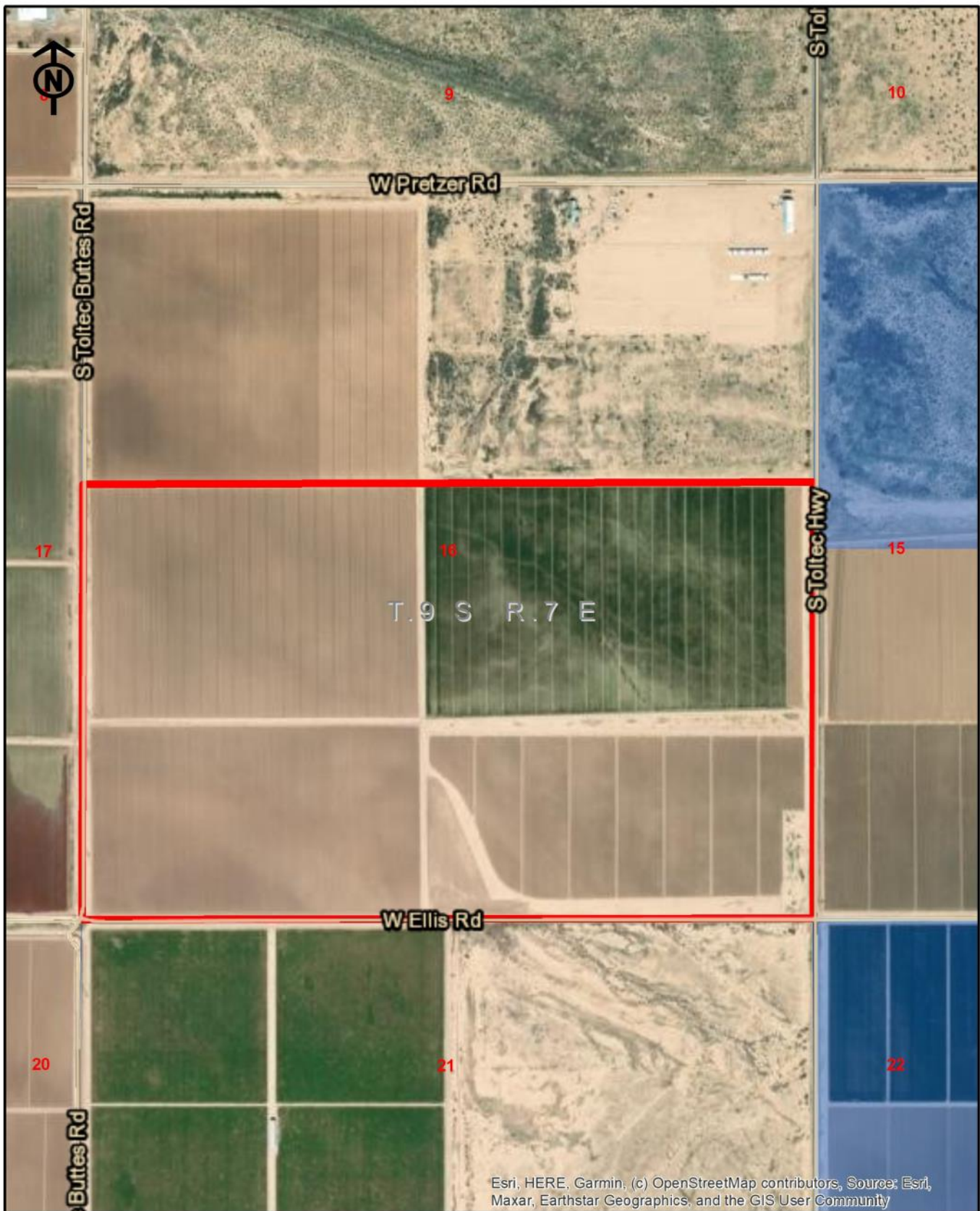
Jack M. Doughty
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Three Rivers Ag Investments

Eloy Villas 373 acres
Area Map

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Three Rivers Ag Investments

Eloy Villas 373 acres
Aerial Map

Jack M. Doughty
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ELOY VILLAS FARM, PINAL COUNTY, AZ



West view of Ellis Road along south property line



2023 cotton crop, 230kv transmission line along west property line

ELOY VILLAS FARM, PINAL COUNTY, AZ



Toltec Road north view of frontage from southeast property corner



Irrigation district turn-out, CAIDD C108