



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

WILLCOX OC 318

Cochise County, Arizona

318 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Located approximately 12 miles north of Willcox, at the northeast corner of N. Fort Grant and W. Williams Roads, Cochise County, Arizona.

ACREAGE

Total acres	318
Potential cropland acres	240 est.

LEGAL

Generally described as the south half of Section 17, except the west 33' thereof, Township 12 South, Range 24 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

APN

201-17-002E

SOILS

Series	Class	Approx. %
Cc – Cogswell clay loam	3s	39.1
Fy – Frye sandy loam	3s	33.0
Mc – McAllister loam	1	16.1
SnA – Sonoita sandy loam	2s	6.8
Cs – Cowan sandy loam	3s	5.0

IRRIGATION

The farm has two new irrigation wells approximately 1,000' deep with 13" casing both equipped with line shaft turbine pumps powered by 200 hp electric motors. Test pumping demonstrates 700-750 GPM for each well. Additionally, the farm includes one domestic well with submersible pump.

The property is included within the Willcox basin and as such is impacted by the designation of the new Willcox AMA. Application for Grandfathered Water Rights will be required, and for this farm the application utilizing substantial capital improvements in irrigation equipment will be necessary to qualify for irrigation water rights. Contact the listing agent for additional information.

IMPROVEMENTS Quonset shop building and old residence of minimal value.

ZONING

RU-4, with special use permit for cannabis growing facility, Cochise County, AZ.

ELEVATION

4,260' – 4,264'

FLOOD ZONE

Approximately 68% flood zone AO, areas subject to inundation by the 1% annual chance of flood, and approximately 32% flood zone X, areas of minimal flooding.

TAXES

\$13,388.68 per year based on 2024 taxes.

PRICE

\$1,987,500 or \$6,250 per acre.

TERMS

Cash



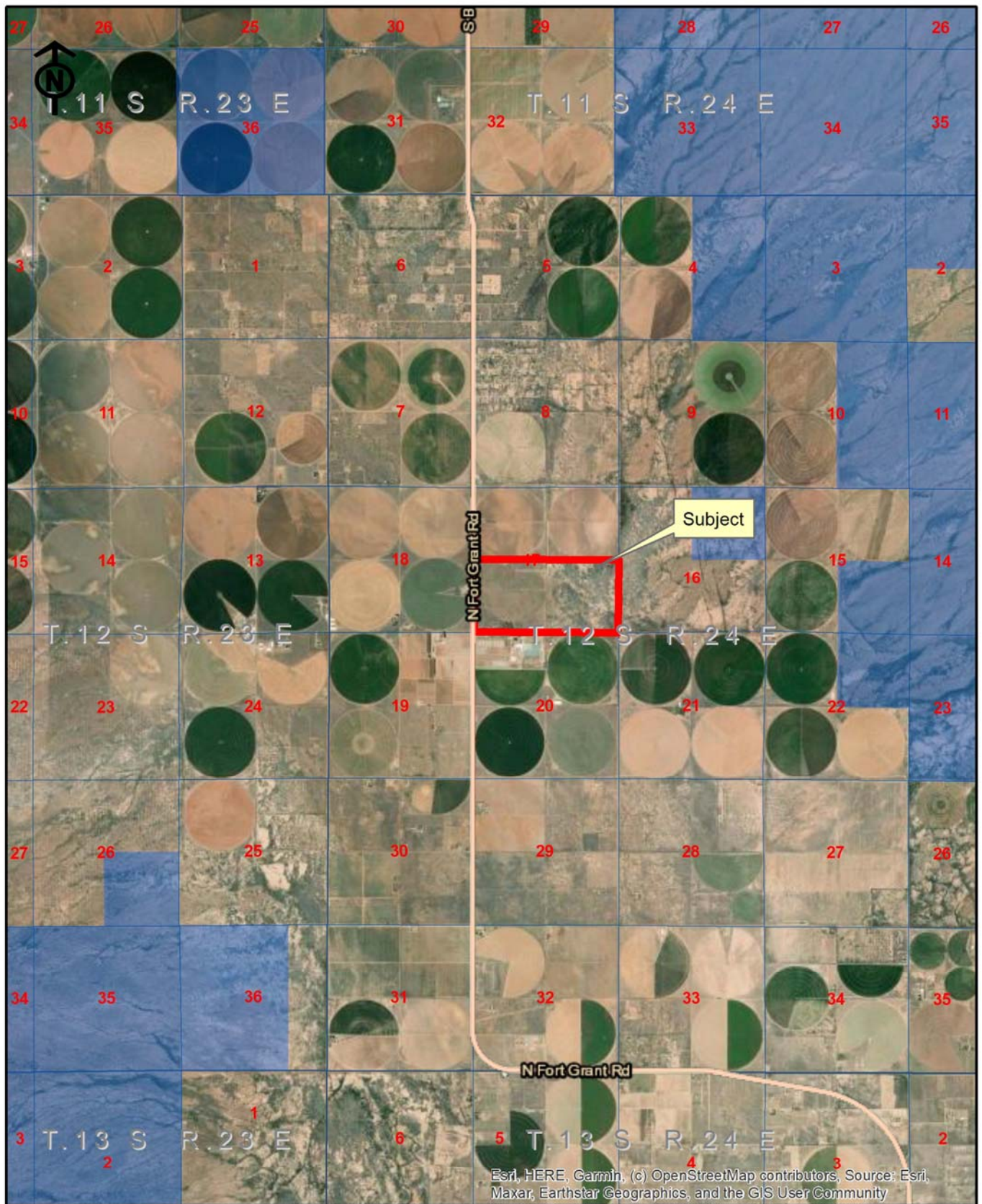


Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Three Rivers Ag Investments

Willcox OC, LLC, Approx. 318 acres
Location Map

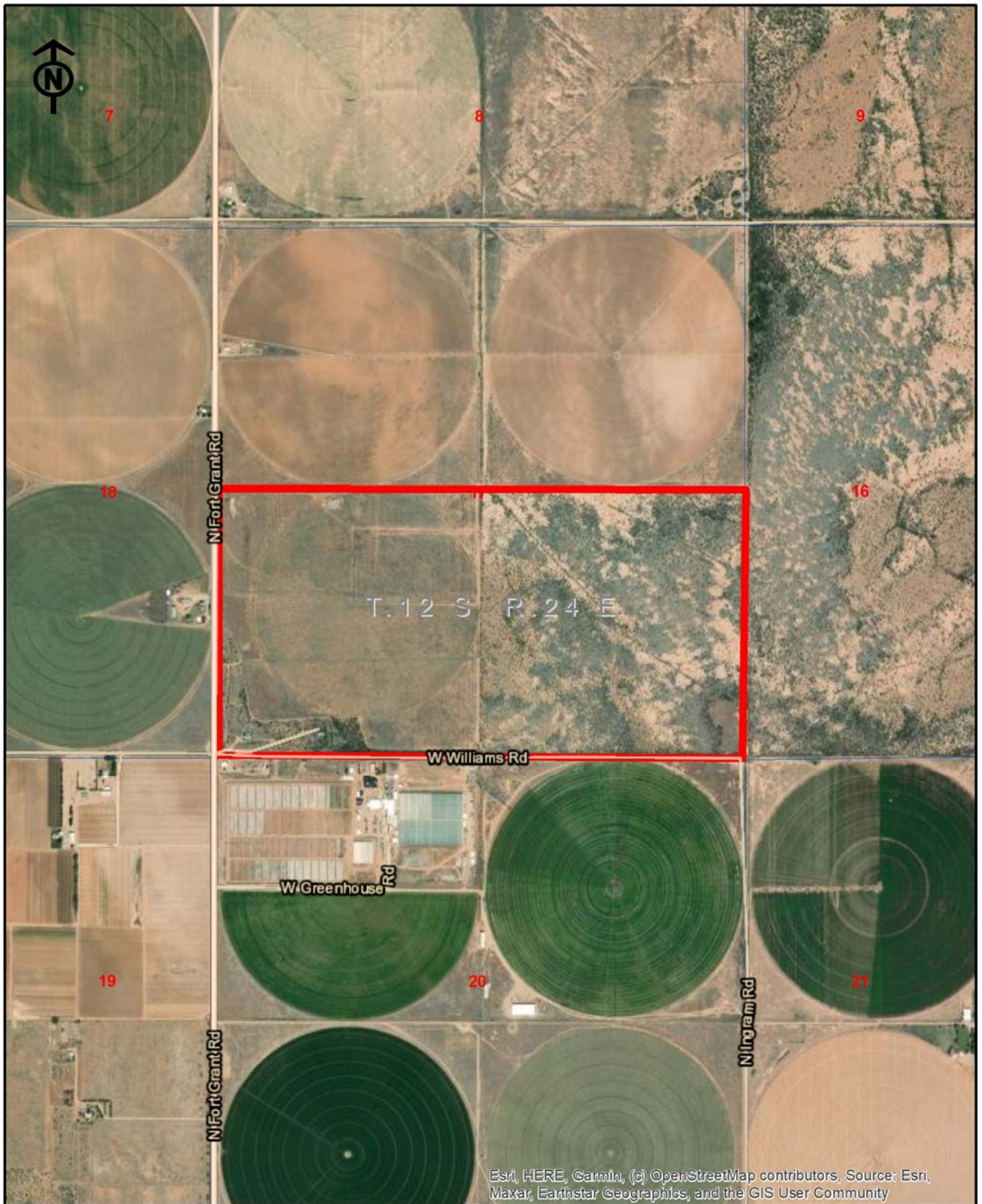
Jack M. Doughty
(480) 802-2305 (Office)



Three Rivers Ag Investments

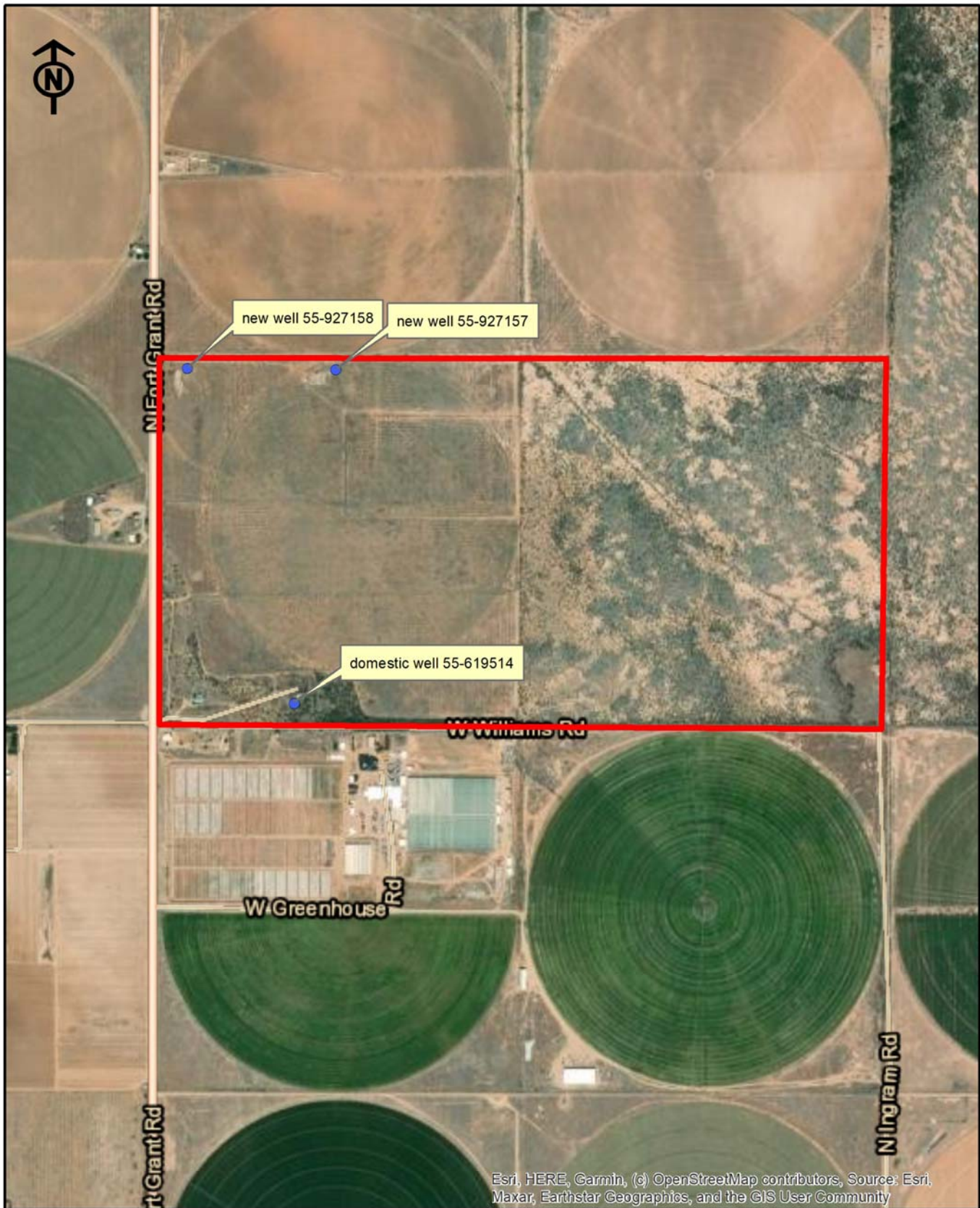
Willcox OC, LLC, Approx. 318 acres
Area Map

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



Three Rivers Ag Investments
 Willcox OC, LLC, Approx. 318 acres
 Aerial Map

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



Three Rivers Ag Investments

Willcox OC, LLC, Approx. 318 acres

Well Location Map

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

WILLCOX OC 318 ACRES, COCHISE COUNTY, ARIZONA



North view of Fort Grant Road from southwest corner



West irrigation well 55-927158

WILLCOX OC 318 ACRES, COCHISE COUNTY, ARIZONA



East well 55-927157



Quonset barn storage building.