



Three Rivers AG INVESTMENTS

For further information,
please contact:

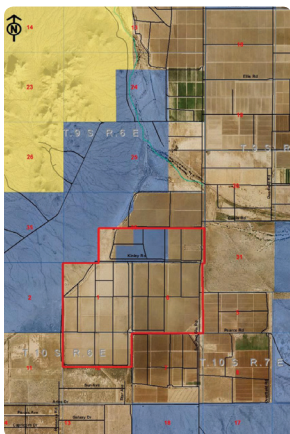
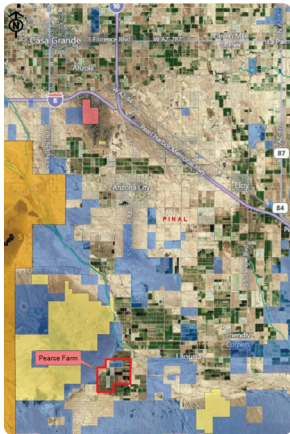
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PEARCE FARM

Pinal County, Arizona

1,888 Deeded Acres / 200 State Ag Lease Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This farm fronts the West side of Sunland Gin Road, approximately 10 miles South of Arizona City, Arizona.

LEGAL

Fee acres consist of all of Section 1, the North half of Section 12, lying within Township 10 South, Range 6 East, all of Section 6, Township 10 South, Range 7 East, and portions of Section 36, Township 9 South, Range 6 East, G&SRB&M, Pinal County, Arizona. State Ag Lease consists of a portion of Section 36, lying within Township 9 South, Range 6 East, G&SRB&M, Pinal County, Arizona.

APN

409-01-001A, 409-01-001B, 409-02-001, 401-06-004, 500-50-002 and 500-50-004. Plus State Ag lease No. 01-039.

ACREAGE

Deeded Land: 1,888.30 acres

State Ag Lease: 199.92 acres

	Fee	SL	Total
Cropland ac. est.	1,487	180	1,667
GFWR acres	1,667	188	1,855
MAWA	3.18	3.35	

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 \$35.00 per district acre and 2014 water charges of \$57.00 per acre foot. The farm holds a grandfathered water right for 1,855 acres with a current allotment of 6,135.87 af/year. GFWR Certificate Nos. 58-103872.0003 and 58-104908.0001 (Fee Land) and 58-107338.0000 (State Ag Lease).

FSA

Crop	Base Acres	Yield
Upland	1,041.2	1,118
Wheat	67.2	74
Corn	192.8	63
Barley	26.5	77

COMMENTS

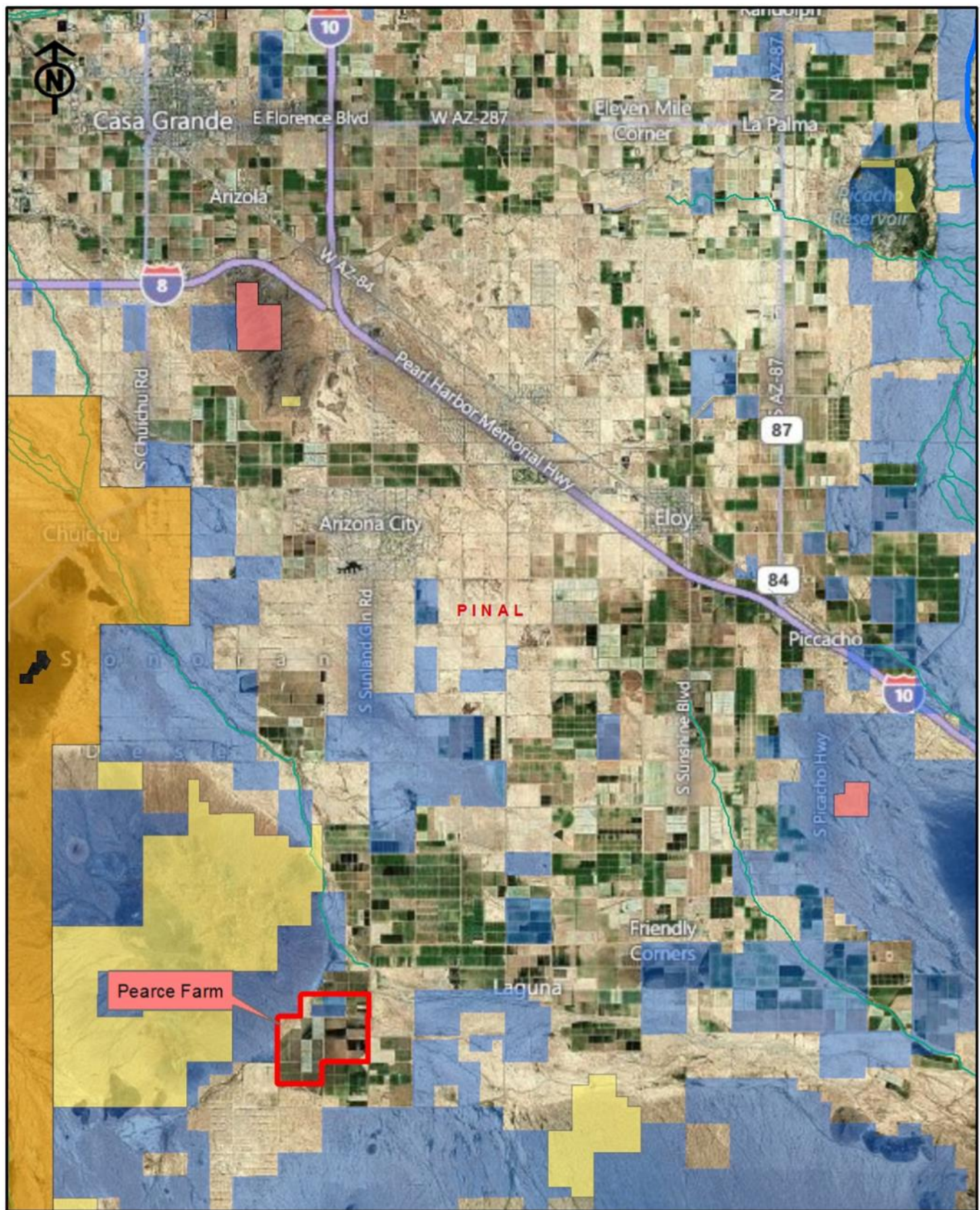
Tucked up against the eastern slope of the Sawtooth Mountain Range, and lying adjacent to government land, this property offers unobstructed mountain views. As Pinal County grows, this property will fast become a highly sought after community development parcel similar to other high-end mountain view properties in Pima and Maricopa Counties.

PRICE

\$8,500,000 or \$4,500 per acre

TERMS

Cash

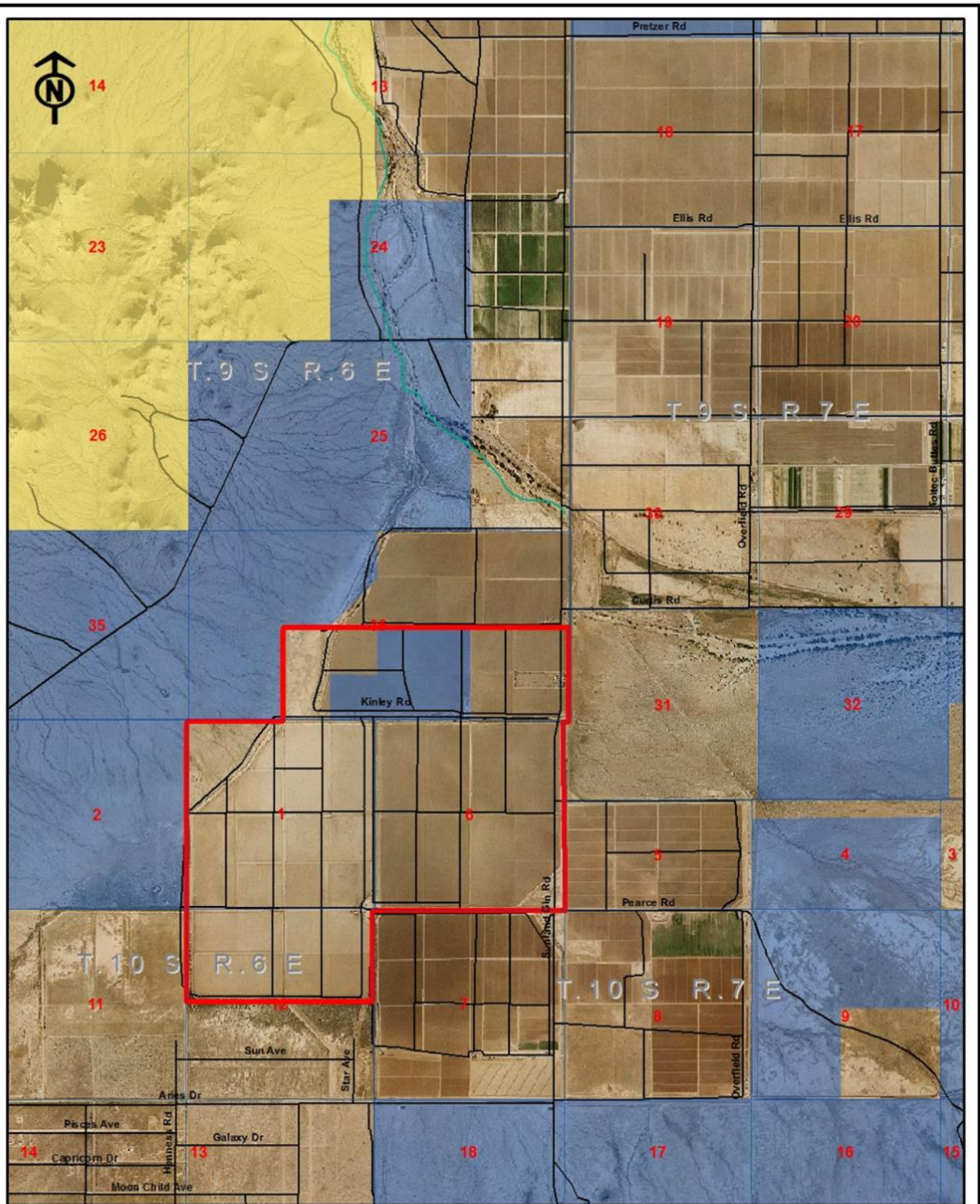


Three Rivers Ag Investments

Pearce Farm

Location Map

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



Three Rivers Ag Investments **Pearce Farm** **Area Map**

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

PEARCE FARM

STATE
LAND

SUNLAND GIN RD

OVERFIELD RD

SUBJECT

LAMB RD

BAUMGARTNER RD

PEARCE RD

HENNES RD

ARIES DR

THREE RIVERS AG INVESTMENTS
(480) 802-2305

PEARCE FARM, PINAL COUNTY, ARIZONA



2011 cotton crop harvest



Typical CAIDD turn-out

PEARCE FARM, PINAL COUNTY, ARIZONA



West view Sawtooth Mountains



Shop building located on State Ag Lease land