



Three Rivers AG INVESTMENTS

For further information,
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JORDE 324 AC FARM

Pinal County, Arizona
324.78 Total Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This farm is located between Beggs Road on the north and Arica Road on the south, on the east side of Indian Valley Road alignment. Access is from Russell Road south of I-8, Pinal County, Arizona.

ACREAGE

Total acres	324.781
Cropland acres	296
GFWR	315
MAWA	3.36

LEGAL

Generally described as government lots 3, 4, 9, 10, 15, 16, 21 (por.) and 22 (por.), Section 13; and government lot 3 (por.), Section 24, all located within Township 7 South, Range 4 East, G&SRB&M, Pinal County, Arizona.

APN

500-19-002A, 500-19-006B and 500-23-003B.

IRRIGATION

This farm receives gravity flow irrigation water from the Maricopa Stanfield Irrigation and Drainage District (MSIDD). Irrigation water is delivered to approximately 17 acre level field blocks through a series of concrete ditches having a capacity of 15 cfs. Current water costs include a district assessment of \$26.00 per district acre and a water charge of \$45.50 per acre-foot for the first 4.5 acre-foot, and \$59 per acre-foot thereafter. The farm holds a grandfathered water right for 315 acres with a current allotment of 1,057.44 acre-foot/year. GFWR Certificate No. 58-102320.0002.

FEMA

Flood Zone A

FSA

CROP	BASE	YIELD
Upland	143.35	1,430
Wheat	33.24	74

Note: This farm was split from a larger FSA tract. Cropland acres and base acres are estimated with the final allocation to be determined by the Farm Service Agency.

SOILS

SERIES	CLASS	APPROXIMATE %
30 – Mohall sandy loam	I	23
32 – Mohall clay loam	I	42
45 – Trix clay loam	IIw	35

TAXES

Estimated at \$10,750 per year, inclusive of irrigation district assessments based on 2010 taxes.

PRICE

\$2,300,400 or \$7,100 per acre

TERMS

Cash