



Three Rivers AG INVESTMENTS

For further information,
please contact:

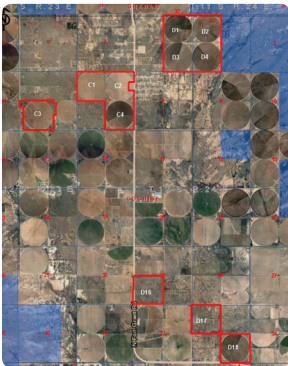
Jack Doughty

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JOHNSON 11 QUARTERS FARM

Cochise County, Arizona

1,761 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This non-contiguous farm is located at the northern end of the fertile Sulphur Springs Valley. All tracts are within a three mile radius off Fort Grant Road, approximately 11 miles north of Willcox, Cochise County, Arizona.

ACREAGE

Total acres	1,761 +/-
Pivot irrigated acres	1,080 +/-

LEGAL

Generally described as the west half of Section 4; the east half of Section 5; all of Section 7 except the southwest quarter thereof; the southwest quarter of Section 29; and the northwest quarter and southeast quarter of Section 33, all in T12S, R24E; and the southwest quarter of Section 12, T12S, R23E, G&SRB&M, Cochise County.

APN

201-05-111, 112, 122A; 201-03-001; 201-04-001; 201-18-001B; 201-27-005; 201-31-004A, 004B, 006; 201-32-009C; 209-15-003L and 003N.

IRRIGATION

There are 12 active irrigation wells delivering water to nine center pivot sprinkler systems.

SOILS

Class I, II and III soils suitable for irrigated crop production typically grown in the area.

IMPROVEMENTS 4,750 s.f. metal shop building.

ZONING

RU-4, minimum 4 acre lot size per residence, Cochise County.

ELEVATION

4,226' – 4,350'

FLOOD ZONE

"Zone X", areas determined to be outside the .02% annual chance floodplain. FEMA Maps 04003C1400F.

TAXES

\$13,795.71 per year based on 2016 taxes.

PRICE

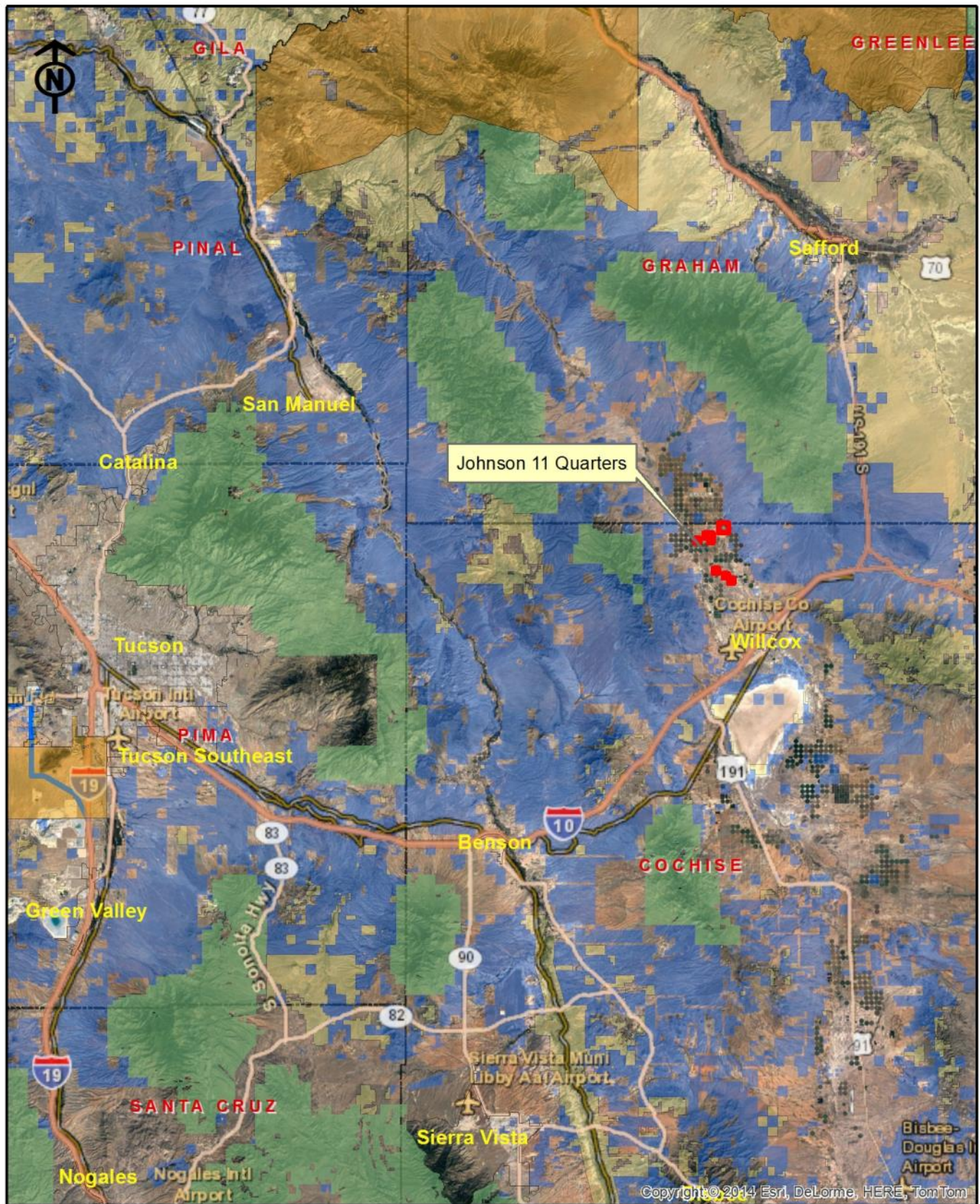
\$7,261,500 or \$4,124 per acre

TERMS

Cash

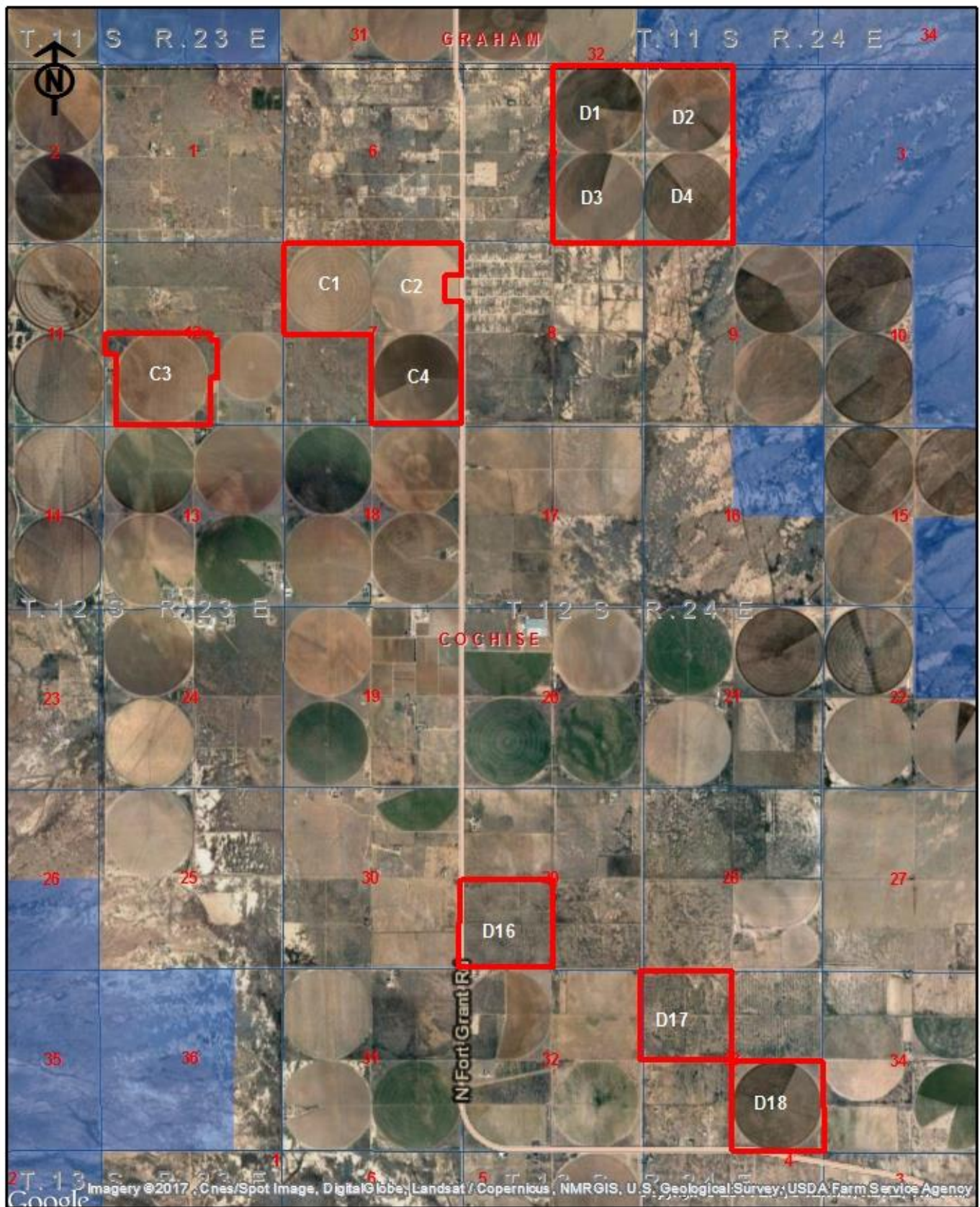
COMMENTS

- Owner will sell all or part
- Presently leased to area farmers



Three Rivers Ag Investments **Johnson 11 Quarters** **Location Map**

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



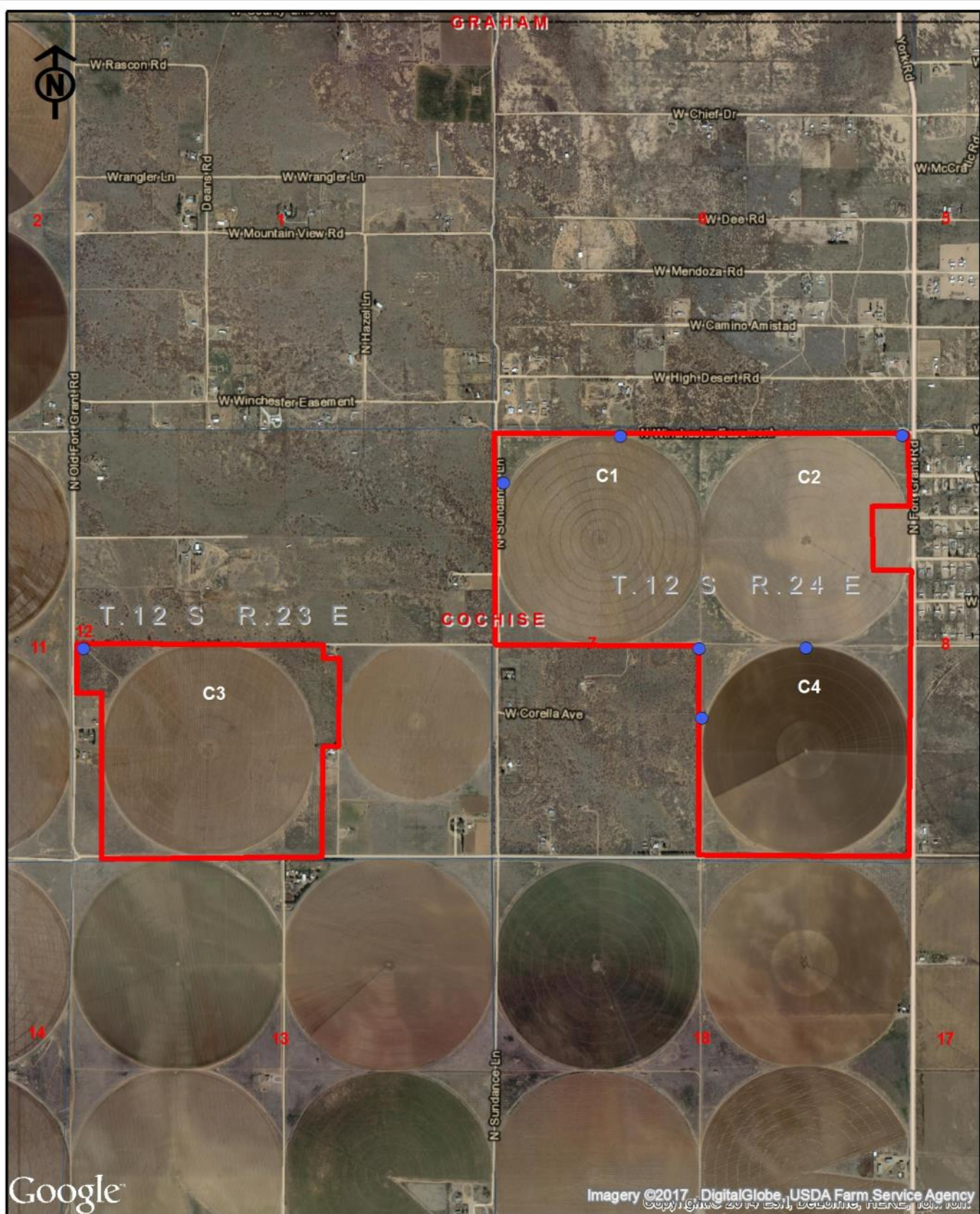
Three Rivers Ag Investments Johnson 11 Quarters Area Map

Jack M. Doughty
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Three Rivers Ag Investments
Johnson D1-D4 Quarters
Aerial Map

Jack M. Doughty
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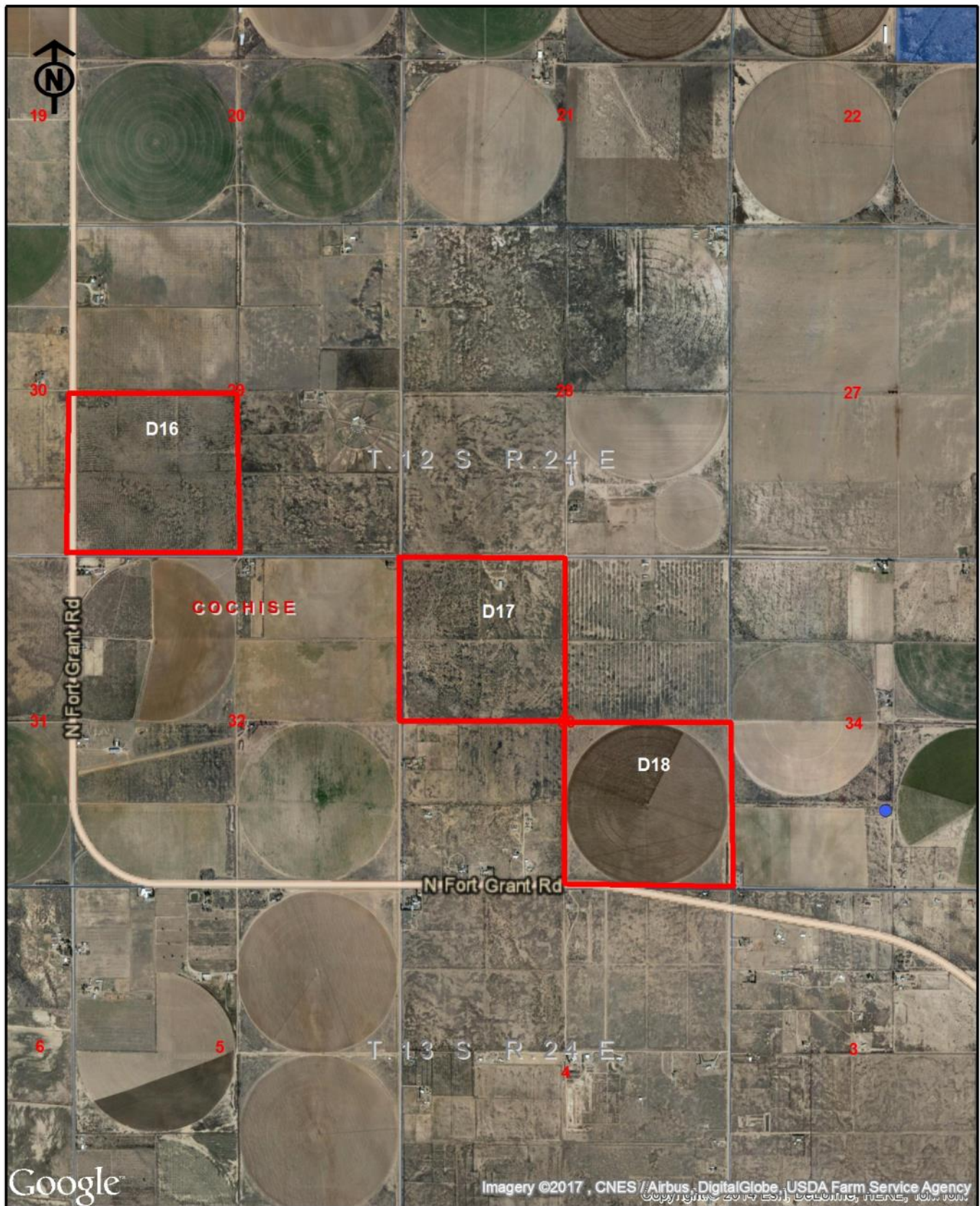


Three Rivers Ag Investments

Johnson C1-C4 Quarters

Aerial Map

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Three Rivers Ag Investments

Johnson D16 - D18 Quarters
Aerial Map

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JOHNSON 11 QUARTERS FARM, COCHISE COUNTY, ARIZONA



2017 corn crop, TL pivot, D2 quarter



2017 cotton crop, Valley pivot, C3 quarter

JOHNSON 11 QUARTERS FARM, COCHISE COUNTY, ARIZONA



Submersible well, C2 pivot



Turbine pump, 150 Hp electric, C1 pivot

JOHNSON 11 QUARTERS FARM, COCHISE COUNTY, ARIZONA



Turbine pump, 150 Hp, electric, D4 pivot



Shop building, 4,750 s.f., D17 quarter