



Three Rivers
AG INVESTMENTS

For further information,
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PICACHO 221 FARM

Pinal County, Arizona

221.26 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The farm is located east of Eloy near the proposed North-South Freeway corridor. From State Highway 87 and Milligan Road travel two miles east to Fast Track Road then one mile south to the property. 18350 S. McClellan Road, Eloy, Arizona, 85131.

ACREAGE

Total Acres	221.26
Cropland Acres	200.40
GFWR Acres	221.00
MAWA	3.53

LEGAL

Generally described as the northwest quarter Section 24 and the east half of the northeast quarter of Section 23, all located within Township 8 South, Range 8, G&SRB&M, Pinal County.

APN

411-01-015F, 015G and 015H

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 \$60.00/af. The farm holds a grandfathered water right for 221 acres with a current allotment of 779.49 af/year, GFWR Certificate No. 58-111435.014. The farm has one irrigation well used by the CAIDD, well no. 55-622409.

SOILS

Series	Class	Approximate %
9 – Continue clay loam	III _s	53.10
23 – Ginaland clay	III _w	17.50
29 – Marana silty clay loam	I	1.30
31 – Mohall loam	I	28.10

ELEVATION

Approximately 1,625'

FEMA

Zone AE

ZONING

GR-General Rural, Pinal County

TAXES

\$14,567.86 per year inclusive of irrigation district assessments based on 2018 taxes.

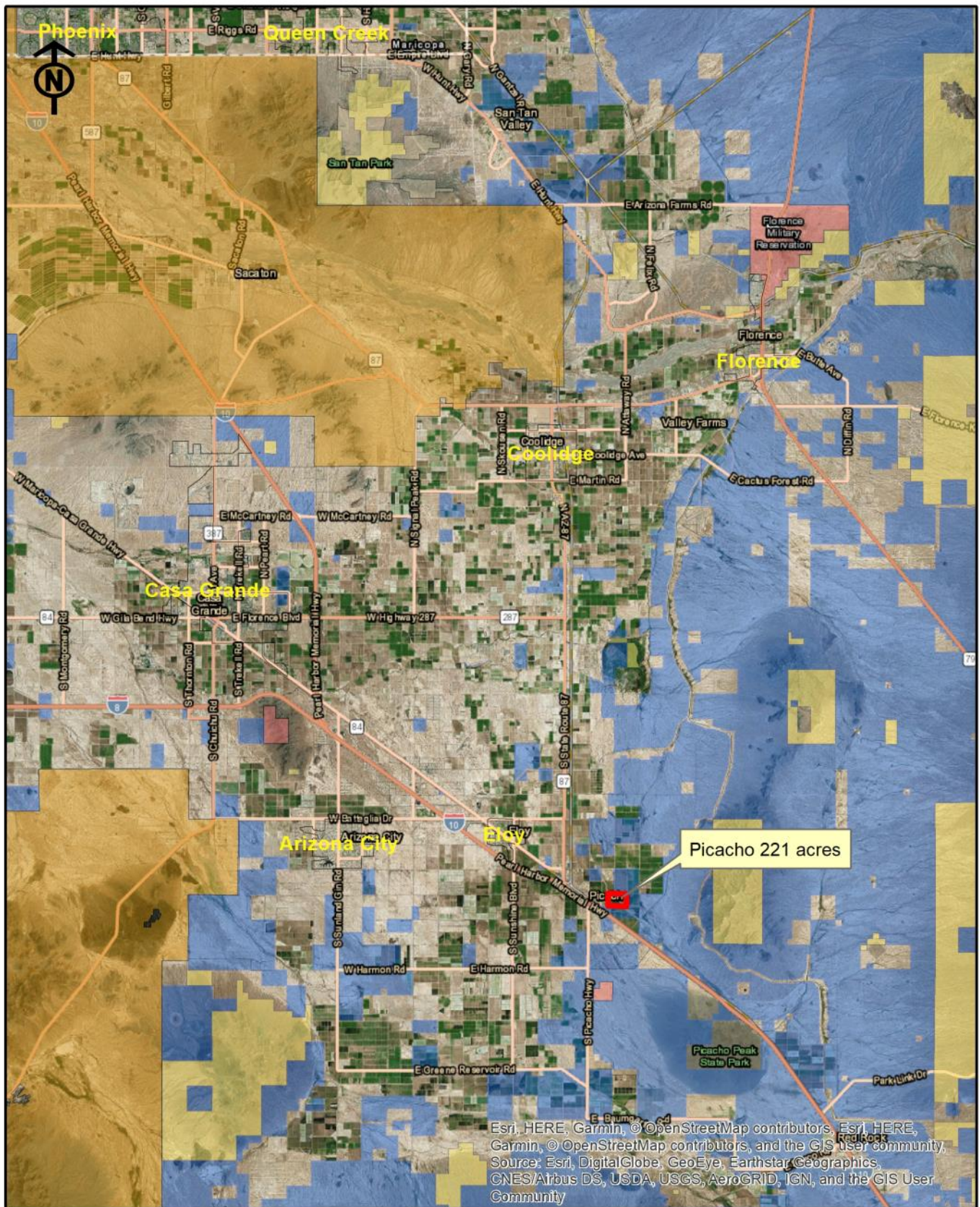
PRICE

\$2,165,800 or \$9,800 per acre

TERMS

Cash





Three Rivers Ag Investments

Picacho 221 Acres

Location Map

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



Three Rivers Ag Investments

Picacho 221 Acres

Area Map

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



Three Rivers Ag Investments

Picacho 221 Acres
Aerial Map

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

PICACHO 221 FARM, PINAL COUNTY, AZ



Land prep spring 2019



Typical large jack gate ditch turn-out