



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

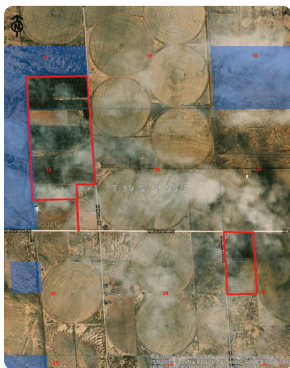
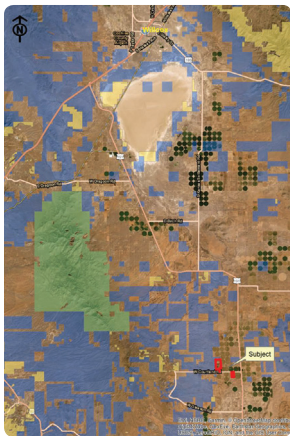
### Jack Doughty

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## MOORE ROAD PECAN FARM

Cochise County, Arizona

390.81 +/- Total Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

Mature producing pecan orchard located approximately five miles north of Elfrida, Cochise County, Arizona. Two non-contiguous tracts are located off Courtland Road one and two miles west of Highway 191, approximately 40 miles south of I-10.

### ACREAGE

390.81 +/- Total Acres  
258.70 +/- Acres Mature Pecans  
24.00 +/- Acres of 7th Leaf Pecans  
58.00 +/- Acres, Buildings, Roads and Excess Lands  
50.00 +/- Acres Open Land, Irrigable  
375.90 +/- Notice of Irrigation Authority acres within the Douglas INA

### LEGAL

Generally described as a portion of the east half of Section 19; the south half of the southeast quarter of Section 18; and the west half of the northwest quarter of Section 28, all located in T19S, R26E, Gila and Salt River Base and Meridian, Cochise County.

### APN

401-36-013 and 023, 401-38-001, 002 and 003B

### IRRIGATION

There are five active irrigation wells delivering water by solid set sprinkler system to pecan plantings. Wells range from approximately 400' – 1,000' deep with pumps set from approximately 350' – 450' deep. Static water ranges from 250' – 300' below surface.

### IMPROVEMENTS

Two Residences and Apartment  
Pole Barn  
Two Equipment Sheds  
Pre-cleaning Equipment

### PECANS

There are 282.7 total acres planted to pecans. Varieties include 90% Western Schley with 10% Wichita as pollinators, of which 258.7 acres are mature (14 – 54 years of age) typically on 40'x40' spacing and 24 acres in the 7th leaf on 20'x40' spacing. Yields have ranged from 2,350 – 2,500 lbs. per acre over the last two years.

### ELEVATION

From 4,197' – 4,280'

### FLOOD ZONE

The property lies within flood Zone "X", areas determined to be outside the .2% annual chance flood plain.

### TAXES

\$10,233.68 per year based on 2018.

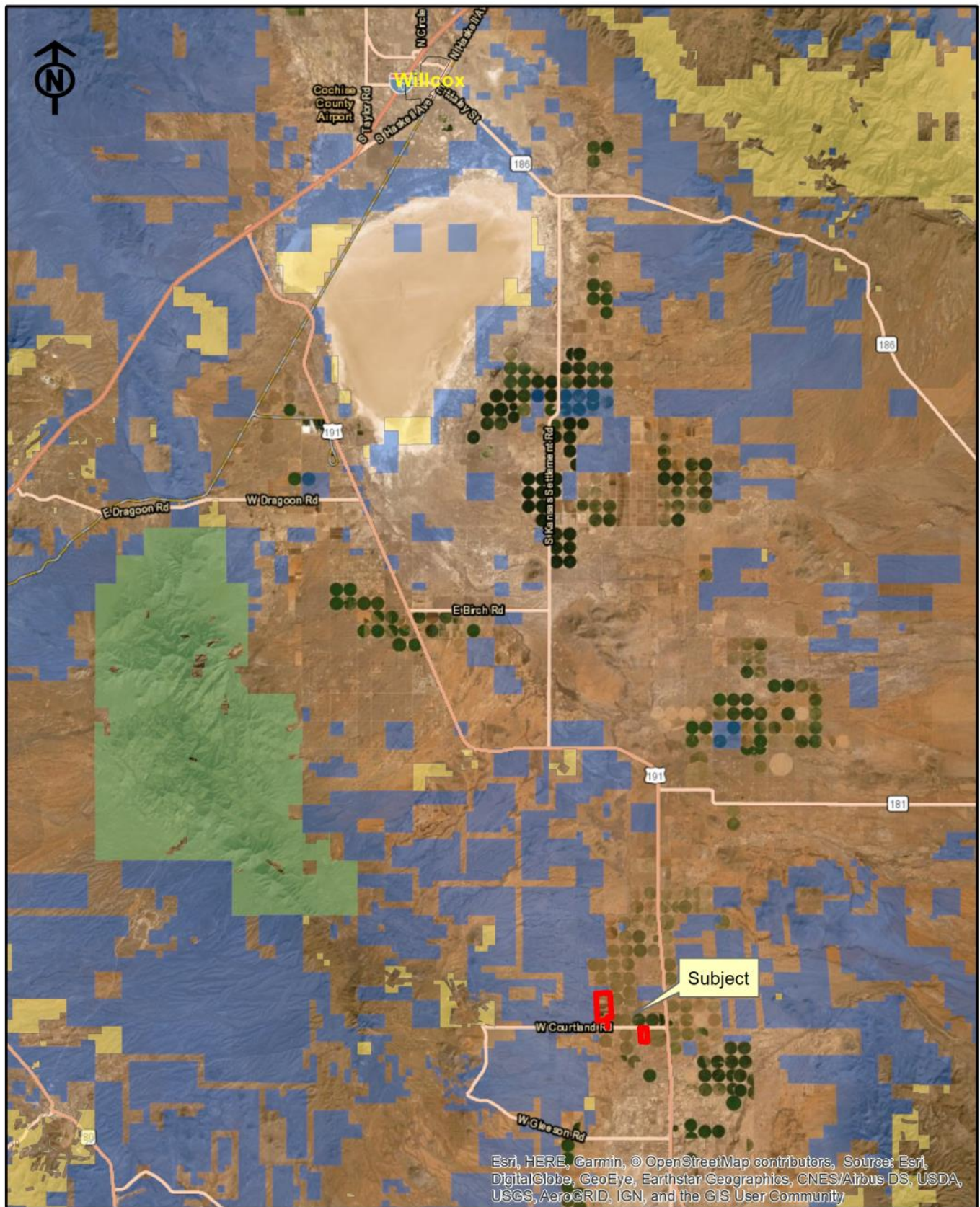
### PRICE

\$8,250,000

### TERMS

Cash





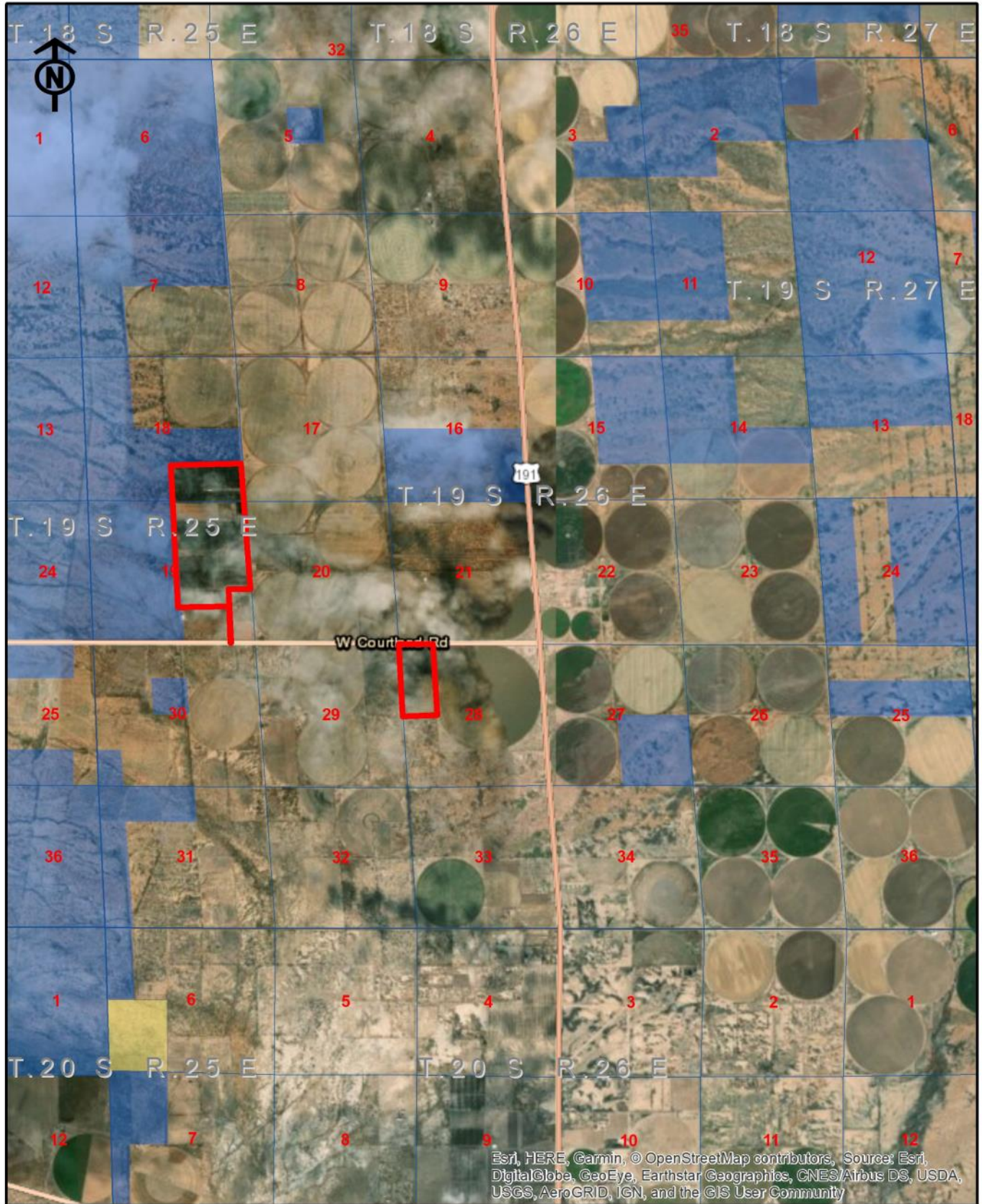
# Three Rivers Ag Investments

## Moore Road Pecan Farm

### Location Map

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

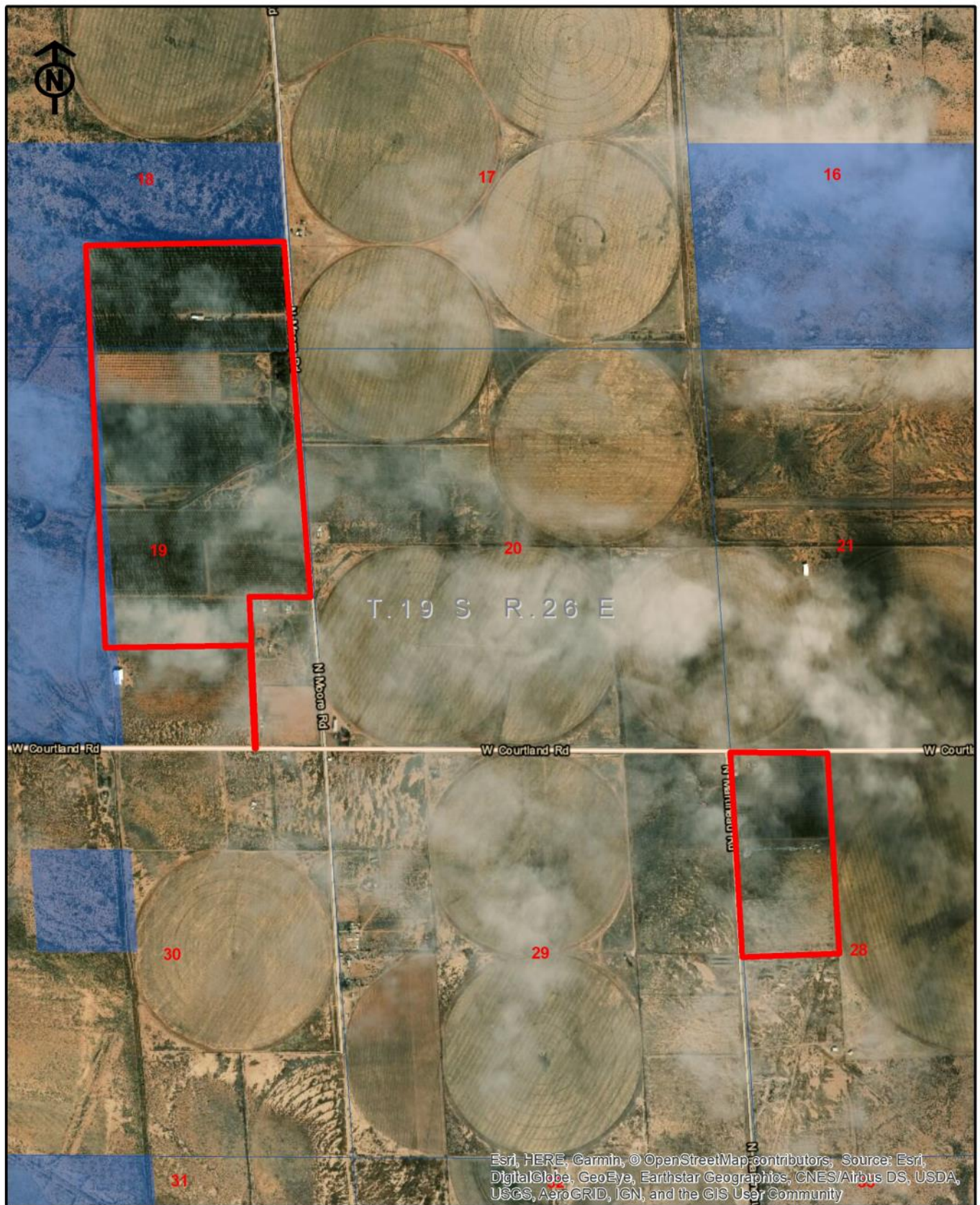




# **Three Rivers Ag Investments** Moore Road Pecan Farm Area Map

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





# Three Rivers Ag Investments

## Moore Road Pecan Farm

### Aerial Map

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(480) 802-2305 (Office)



## MOORE ROAD PECAN FARM, COCHISE COUNTY, ARIZONA



Western pecans 54 years of age, 40' x 40' spacing



Western pecans 7 years of age, 20' x 40' spacing



## MOORE ROAD PECAN FARM, COCHISE COUNTY, ARIZONA



Equipment and/or pecan storage building



Pecan pre-cleaning equipment