



Three Rivers AG INVESTMENTS

For further information,
please contact:

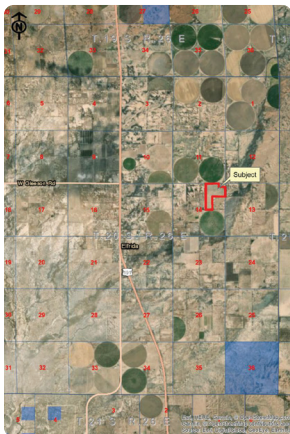
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VALLEY PRIDE NEW PLANT PECANS

Cochise County, Arizona

76 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

New pecan planting located on the south side of Gleason Road at Bell Road, two miles east of Highway 191, Elfrida, Cochise County, Arizona.

ACREAGE

Total Acres	76 +/-
NIA Acres	76.18

LEGAL

Generally described as a portion of the northeast quarter of Section 14, T20S, R26E, G&SRB&M, Cochise County, Arizona.

APN

403-19-003B

IRRIGATION

One active irrigation well delivering water to pecans through highly efficient drip irrigation system designed by Landmark Irrigation consisting of Flow Guard sand media filtration and triple dripline with Dripnet pressure compensating emitters. Active well is 1,005' deep, 12-3/4" casing, 150 hp electric motor, delivering 600-650 GPM. The farm has 76.18 Notice of Irrigation Authority acres within the Douglas Irrigation Non-Expansion Area.

PLANTINGS

70 acres of pecans, 80% Waco with 20% Wichita varieties, 30'x20' spacing, planted Spring of 2018.

IMPROVEMENTS

Deer fence

SOILS

Series	Class	Approximate %
45-Diaspar sandy loam	Ile	23.7
78-Guest silty clay loam	IIIw	18.2
137-Swisshelm sandy loam	Ile	3.9
145-Ubik loam	IIIw	54.3

ELEVATION

From 4,185' – 4,200'

FLOOD ZONE

Approximately 25% Zone X, approximately 75% Zone A.

ZONING

RU-4, Cochise County.

TAXES

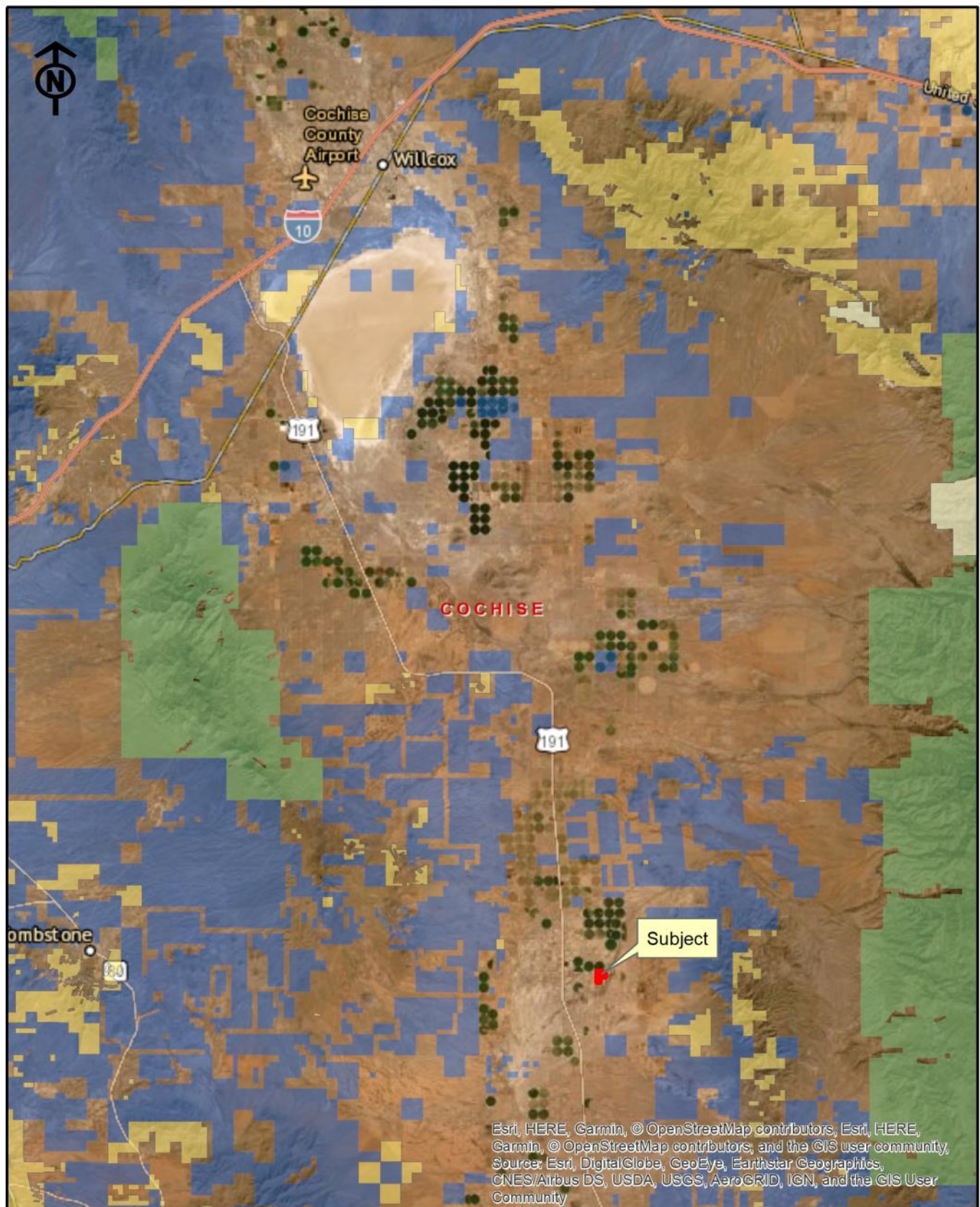
\$1,425.00 per year based on 2019.

PRICE

\$1,178,000 or \$15,500/acre

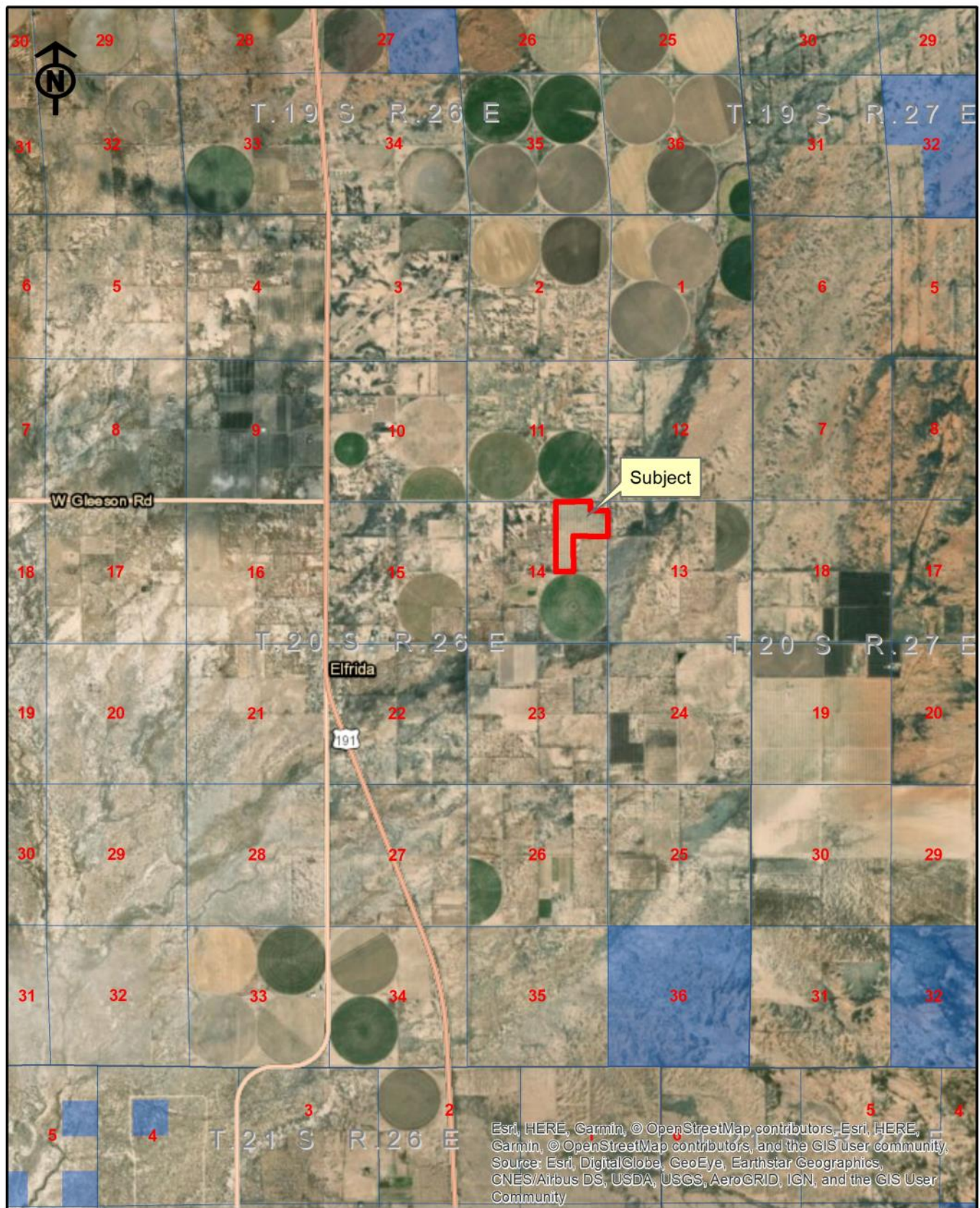
TERMS

Cash



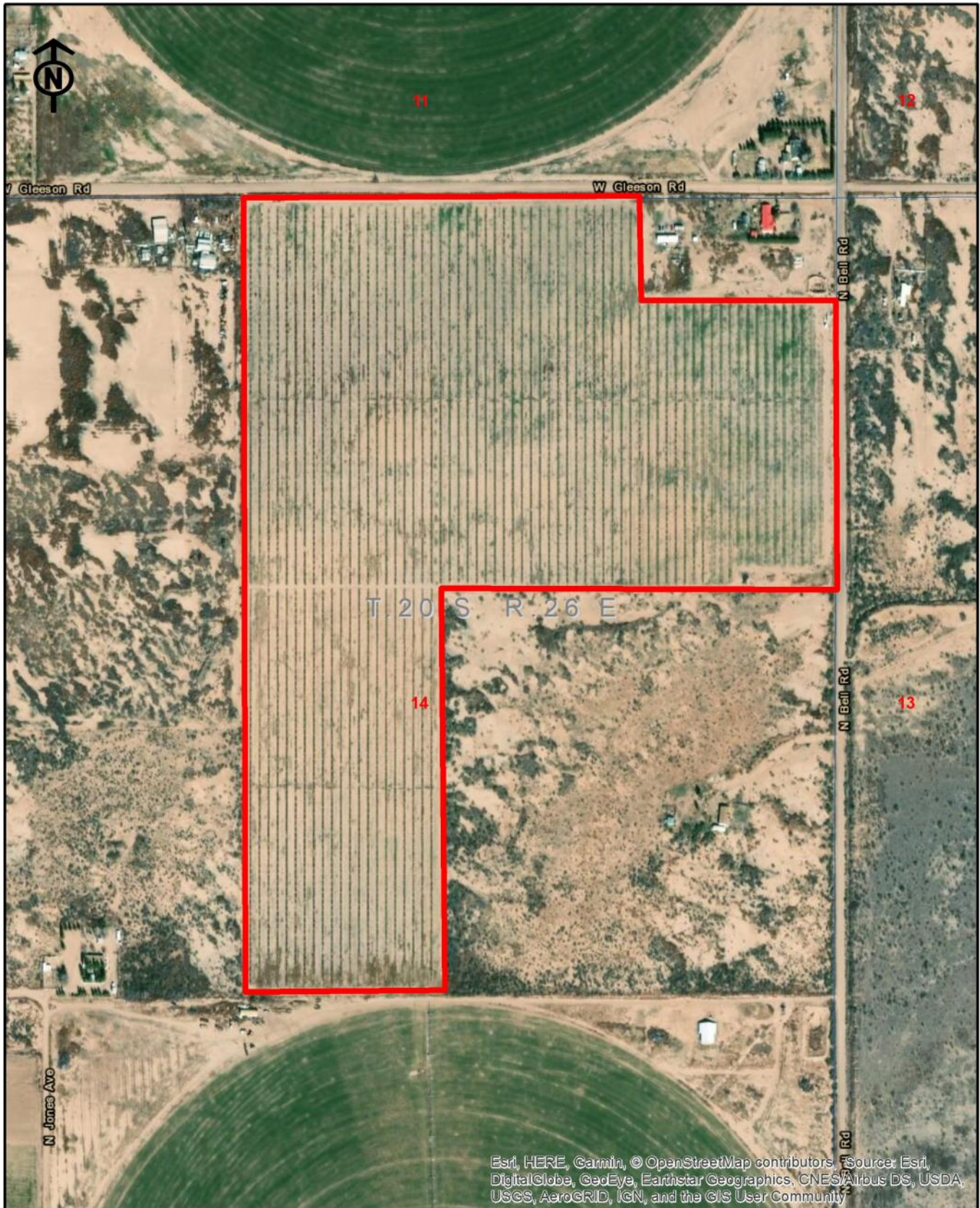
Three Rivers Ag Investments Valley Pride 76 Ac Pecan Ranch Location Map

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



Three Rivers Ag Investments **Valley Pride 76 Ac Pecan Ranch** **Area Map**

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Three Rivers Ag Investments

Valley Pride 76 Ac Pecan Ranch
Aerial Map

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VALLEY PRIDE 76 ACRES, COCHISE COUNTY, ARIZONA



Pecans planted 2018, 20' 30' spacing



Well 1,005' deep, 12 3/4" casing, 150 hp, 600 –650 gpm

VALLEY PRIDE 76 ACRES, COCHISE COUNTY, ARIZONA



Triple dripline irrigation



Flow Guard sand media filtration