



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

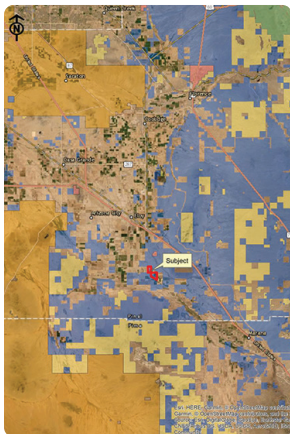
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# PECAN CREEK STATE AG LEASE

Pinal County, Arizona

910 Acres State Ag Lease

Offered by: Jack Doughty, Three Rivers Ag Investments



## LOCATION

This productive farm with mature pecan plantings is located on both the east and west sides of the Picacho Highway, approximately six miles south of I-10, Pinal County, AZ.

## ACREAGE

State Ag Lease Acres	910
Cropland Acres (Est.)	795, inclusive of mature pecan acres
Mature Pecan Acres (Est.)	53
GFWR Acres	864
MAWA	2.90

## LEGAL

Arizona State Ag Lease No. 01-105400 generally described as the east half of Section 22; and those portions of Sections 26 and 35 lying north and east of the Santa Cruz River, Township 9 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

## APN

I00-01-38572 and I00-01-38573

## 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 per district acre and water charge of \$59.00 per acre-foot. The farm holds a grandfathered water right for 864 acres with a current allotment of 2,507.01 af/year. GFWR Certificate Nos. 58-107349.0001 and 107350.0001.

## SOILS

Series	Class	Approximate %
2-Antho loamy fine sand	IIIw	0.4
9-Contine clay loam	IIIc	8.0
17-Denure fine sandy loam	IIIc	25.7
21-Gilman fine sandy loam	IIw	2.2
31-Mohall loam	I	16.9
42-Sasco silt loam	I	46.8

**IMPROVEMENTS** Labor home, approximately 1,400 s.f.

## ELEVATION

From 1,675' – 1,720'

## FEMA

Flood Zone X, outside the 100-year flood plain.

## TAXES

\$33,131.32 per year consisting of irrigation district assessments, 2020.

## STATE AG LEASE FEE

\$36,400 per year, 2020

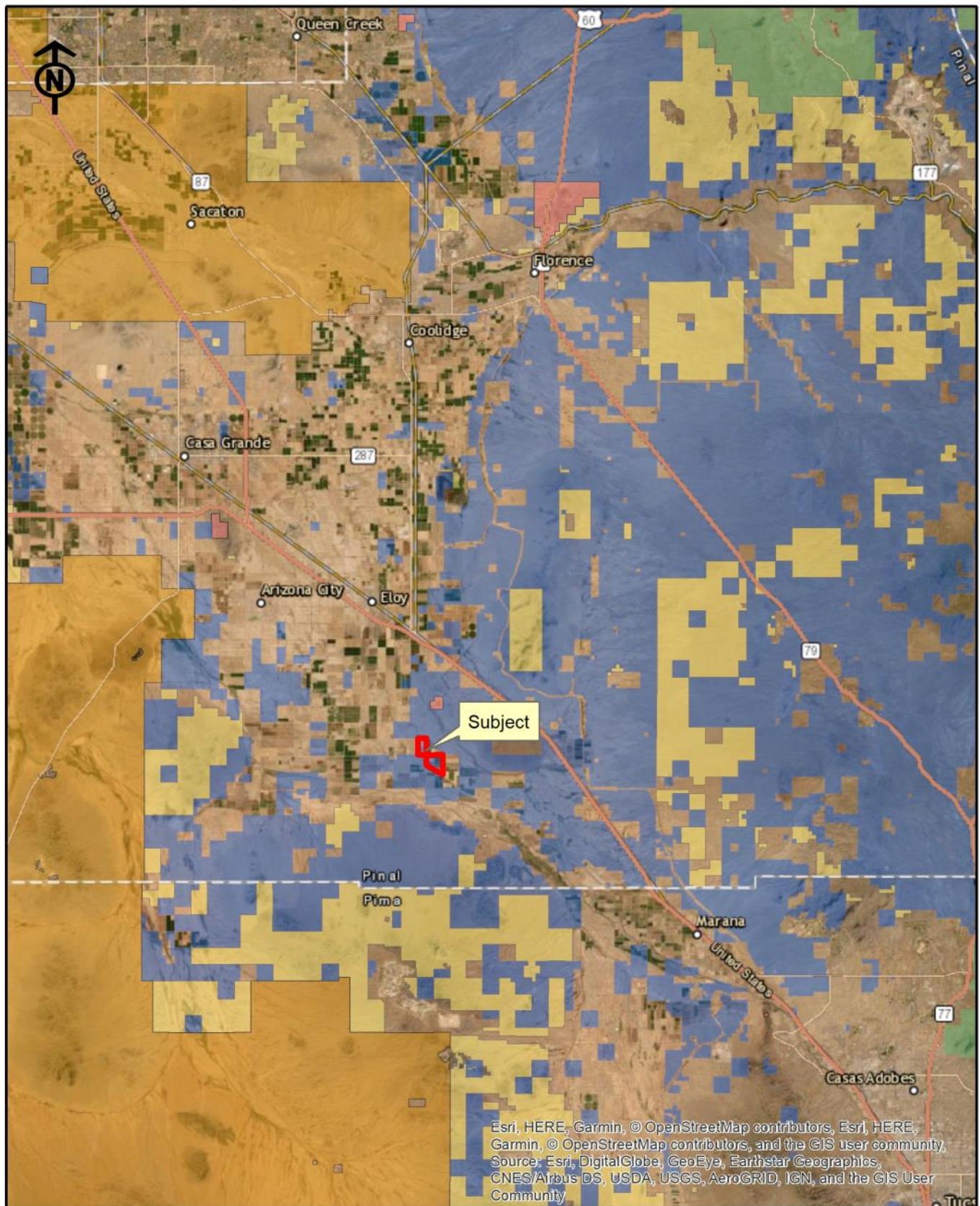
## PRICE

\$2,400,000

## TERMS

Cash

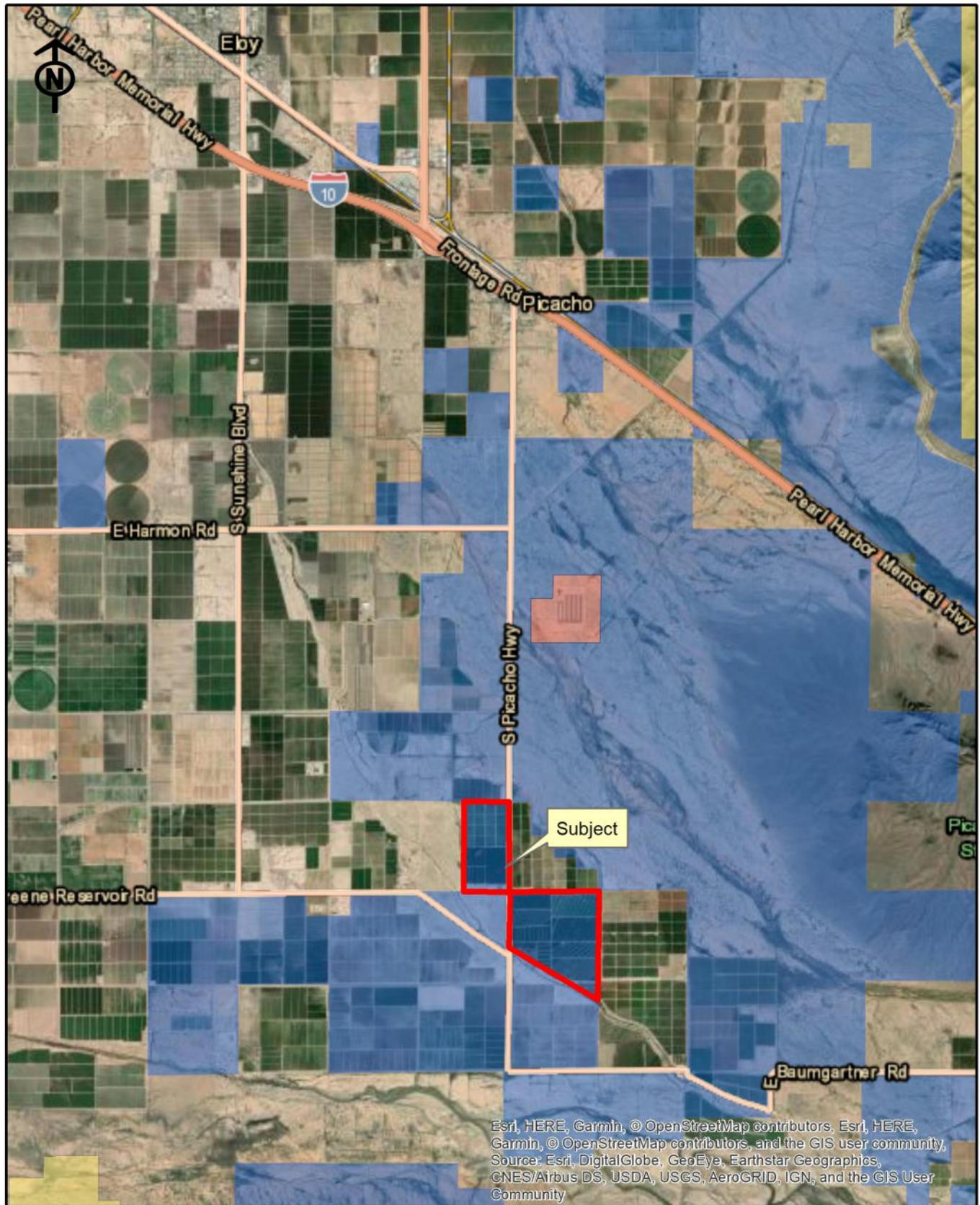




# **Three Rivers Ag Investments** **Pecan Creek State Ag Lease Farm** **Location Map**

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





# Three Rivers Ag Investments Pecan Creek State Ag Lease Farm Area Map

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





# Three Rivers Ag Investments

## Pecan Creek State Ag Lease Farm

### Aerial Map

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



**PECAN CREEK STATE AG LEASE, PINAL COUNTY, ARIZONA**



2019 Alfalfa crop



2019 Alfalfa crop