



Three Rivers AG INVESTMENTS

For further information,
please contact:

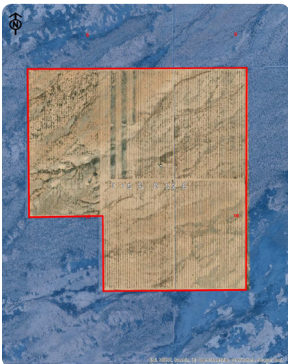
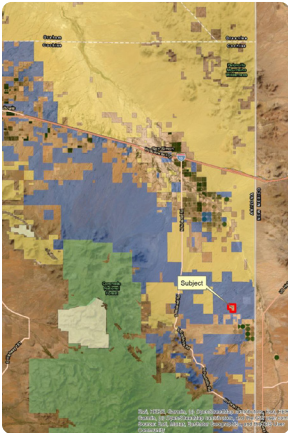
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BAR D LAND PECANS

Cochise County, Arizona

320 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Pecan orchard in a quiet, private setting coming into full production located at the south-end of the picturesque San Simon Valley northeast of the Chiricahua Mountains approximately 20 miles south of San Simon, Cochise County, Arizona.

ACREAGE

320 total acres with 228 acres of pecans
142 +/- acres mature pecans, 12th leaf
21 +/- acres of 10th leaf pecans
23 +/- acres of 7th leaf pecans
42 +/- acres of 5th leaf pecans
92 +/- acres of open idle land

LEGAL

Generally described as the northeast quarter, and the northeast quarter of the southeast quarter of Section 17; and the west half of the northwest quarter and the northwest quarter of the southwest quarter of Section 16, Township 16 South, Range 32 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

APN

304-54-018A, 018B and 025

IRRIGATION

One irrigation well delivers water to pecans by single drip line irrigation system with main lines designed for eventual conversion to sprinkler irrigation. The well is 600' deep with 18" casing equipped with line shaft turbine pump driven by natural gas Cat engine, currently producing 1,500 GPM with the capacity to deliver 3,000 GPM. The farm has an additional domestic well.

PLANTINGS

There are 228 acres planted to pecans on 20'x40' spacing. Varieties include 50.84 acres of Pawnee, 21.37 acres of Waco, 44.59 acres of Western Schley and 111.20 acres of Wichita.

IMPROVEMENTS Small metal shed storage building, approximately 516 s.f.

SOILS

Series	Class	Approx. %
14 – Dona Ana fine sandy loam	1	66
26 – Guest silty clay loam	3s	34

ELEVATION

4,025' – 4,080'

FLOOD ZONE

Zone X, areas of minimal flood hazard.

ZONING

RU-4, Cochise County.

TAXES

\$1,771.34 per year based on 2025.

PRICE

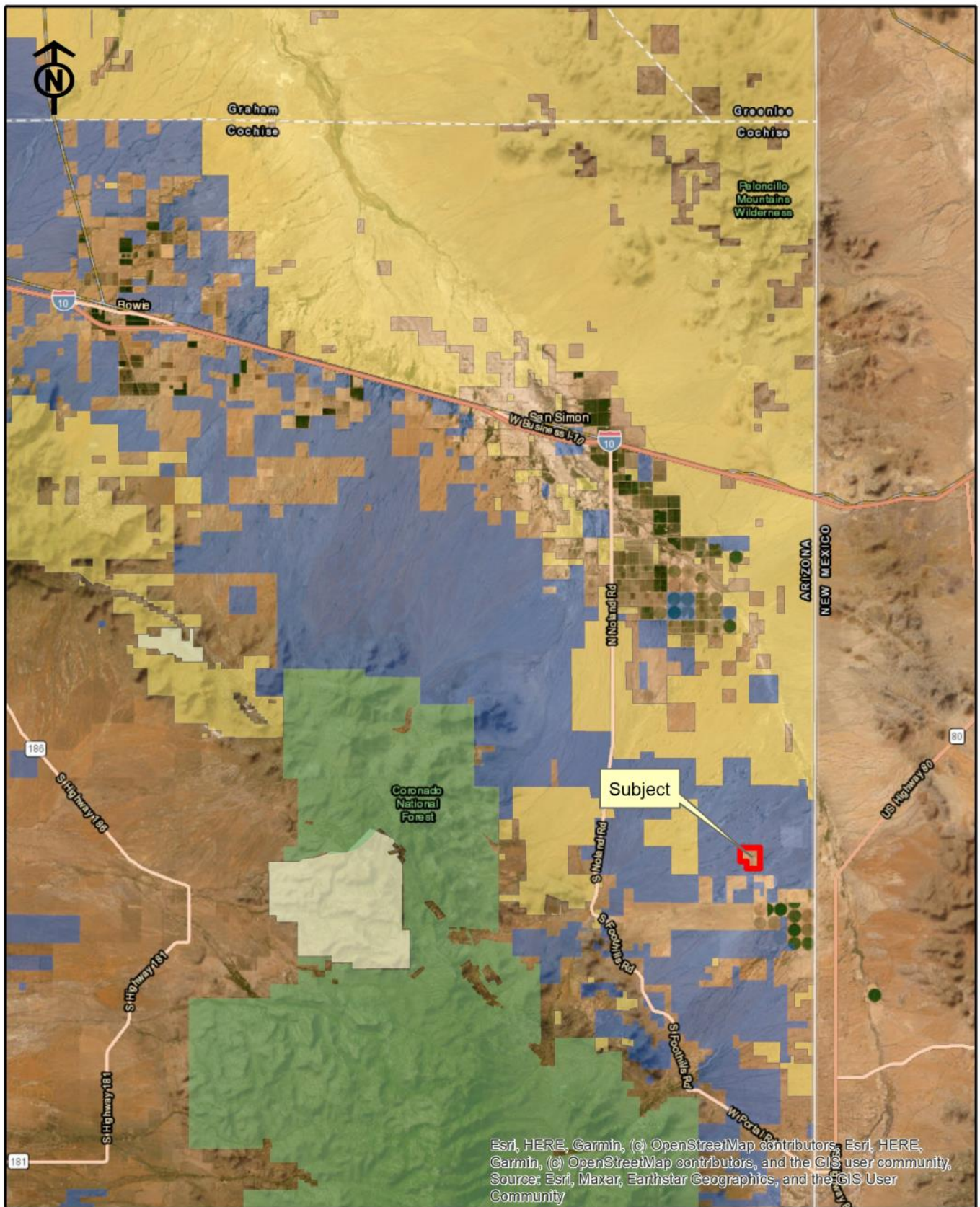
\$3,500,000

TERMS

Cash

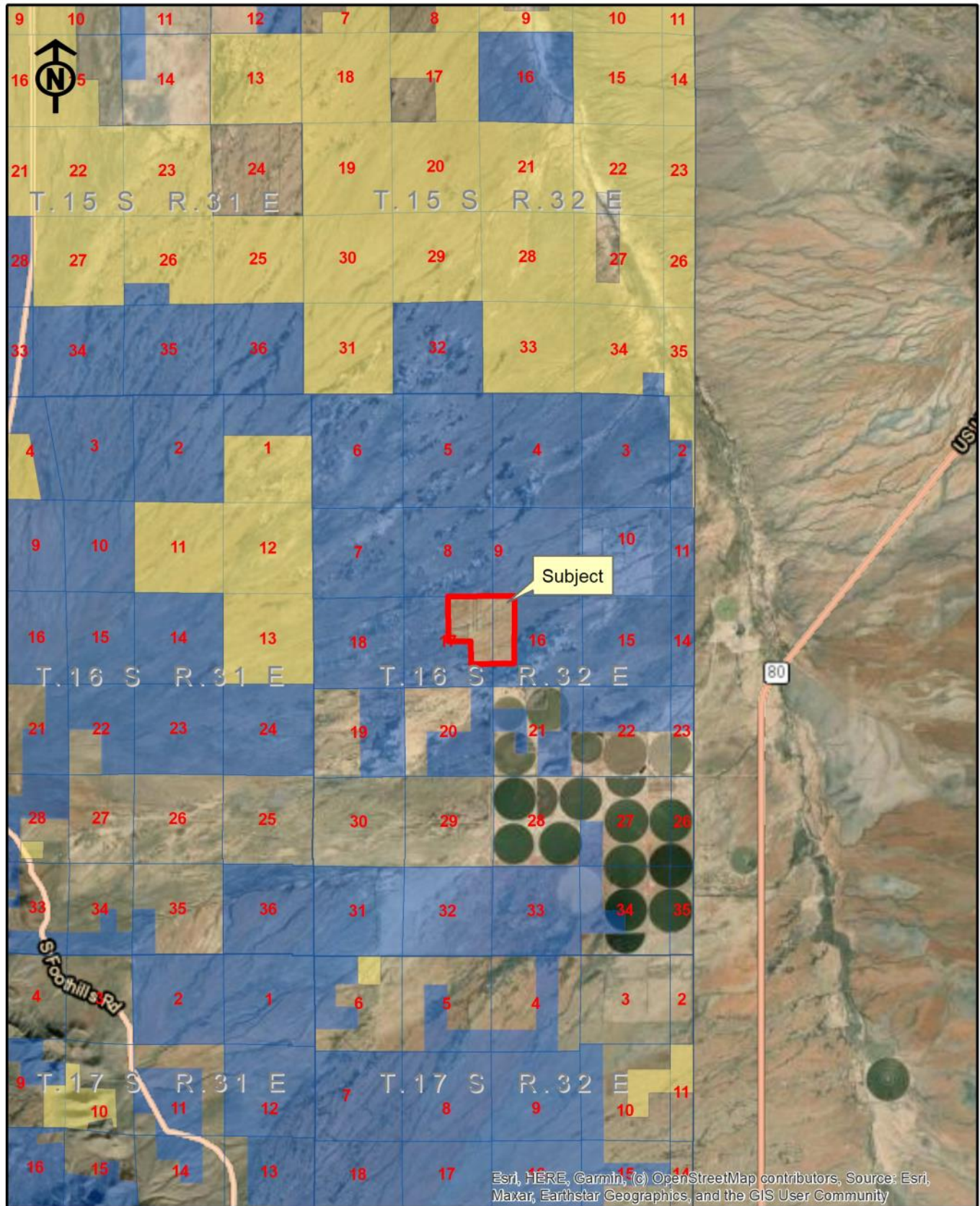
COMMENTS

- Pecan trees reaching maturity providing excellent cash flow potential.
- Peaceful, quiet location.



Three Rivers Ag Investments **Bar D Land Pecans** **Location Map**

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



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Bar D Land Pecans

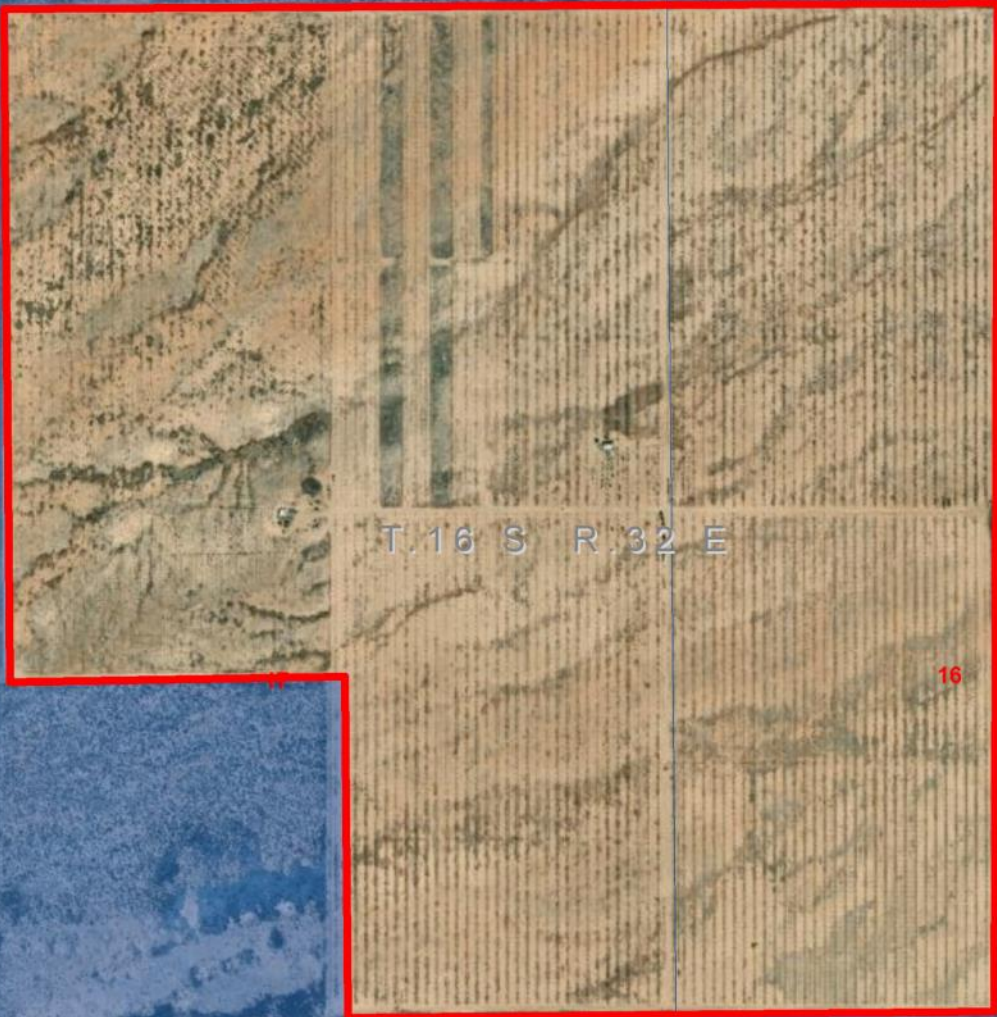
Area Map

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9



T.16 S R.32 E

16

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Bar D Land Pecans
Aerial Map

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BAR D LAND PECANS, COCHISE COUNTY, AZ



2025 pecan crop



Aerial view to the northeast

BAR D LAND PECANS, COCHISE COUNTY, AZ



2025 pecan crop



West view south property line 7' fence

BAR D LAND PECANS, COCHISE COUNTY, AZ



7th leaf pecans



700' well, Cat natural gas engine, 1,500 GPM