



Three Rivers AG INVESTMENTS

For further information,
please contact:

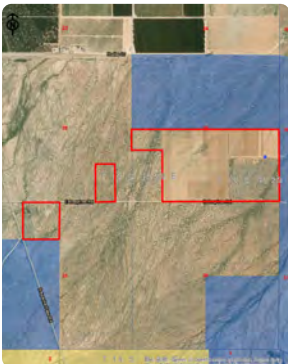
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ASAMI ORCHARD PECANS

Cochise County, Arizona

350 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

4th, 3rd, and 2nd leaf pecan planting located within the San Simon Valley approximately four miles south of Bowie on Soaptree Road. Access from Bowie is south on Apache Pass Road four miles to Soaptree Road then approximately one mile east to the subject.

ACREAGE

350 +/- total acres
175 +/- acres 4th, 3rd and 2nd leaf pecans
215 +/- acres open land for expansion
60 +/- acres non-contiguous open land with electric utility access for potential shop and residential sites

LEGAL

Generally described as a portion of the South half of Section 25 with the noncontiguous 20 acres located in the west half of the southeast quarter of Section 26, and a non-contiguous 40 acres located in the northeast quarter of the northwest quarter of Section 35 all within T13S, 28E, Gila and Salt River Base and Meridian, Cochise County.

APN

302-03-008A, 008D, 008H, 008J, 008K, 008L, 024 and 302-56-001, 041.

IRRIGATION

One active irrigation well, 1,200' deep, 16" casing with natural gas 3406 Cat engine driven turbine pump with 1,100 GPM capacity currently delivering water to trees by above ground drip irrigation line.

PECANS

There are 175 acres planted to pecans planted in 2022 with planting in 2023 and 2024. Varieties include 75% Wichita, and 25% Western Schley on 20'x35' spacing.

IMPROVEMENTS

Two manufactured homes with outbuildings.

SOILS

Primarily Bucklebar fine sandy loam, Class IIe soil.

ELEVATION

From 3,801' to 3,850'

FLOOD ZONE

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

TAXES

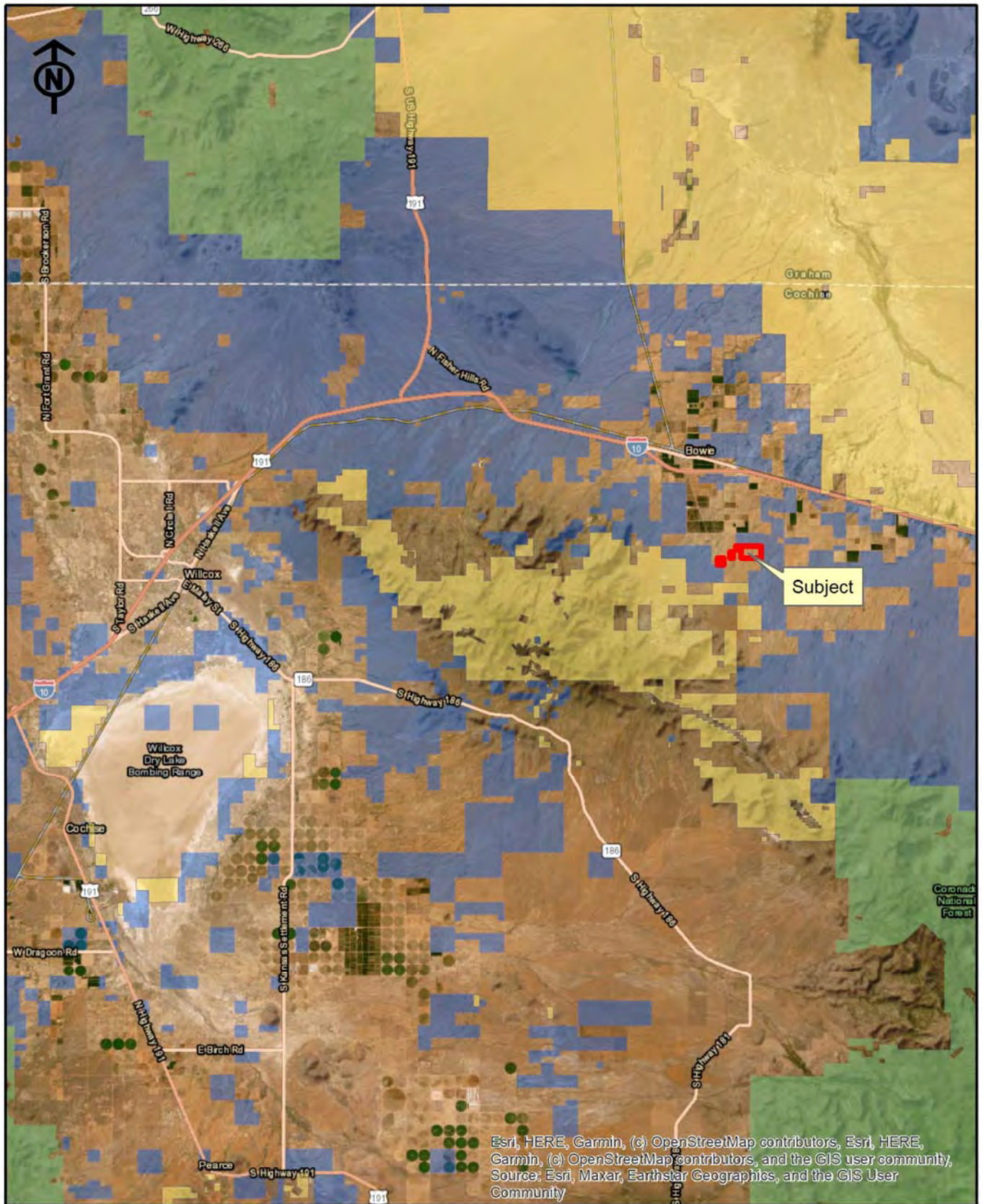
\$4,560.44 per year based on 2024.

PRICE

\$1,550,000

TERMS

Cash

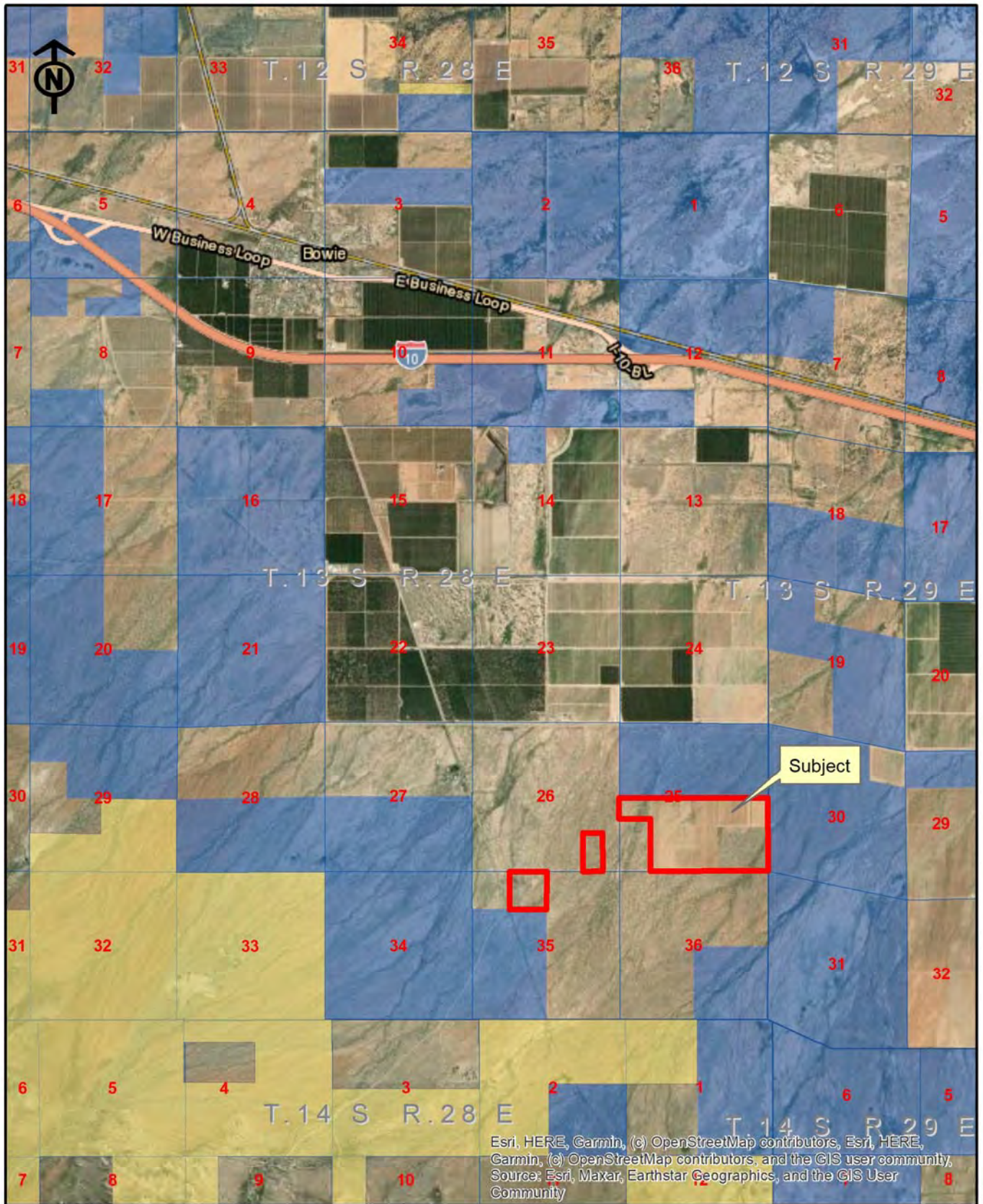


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Asami Orchards

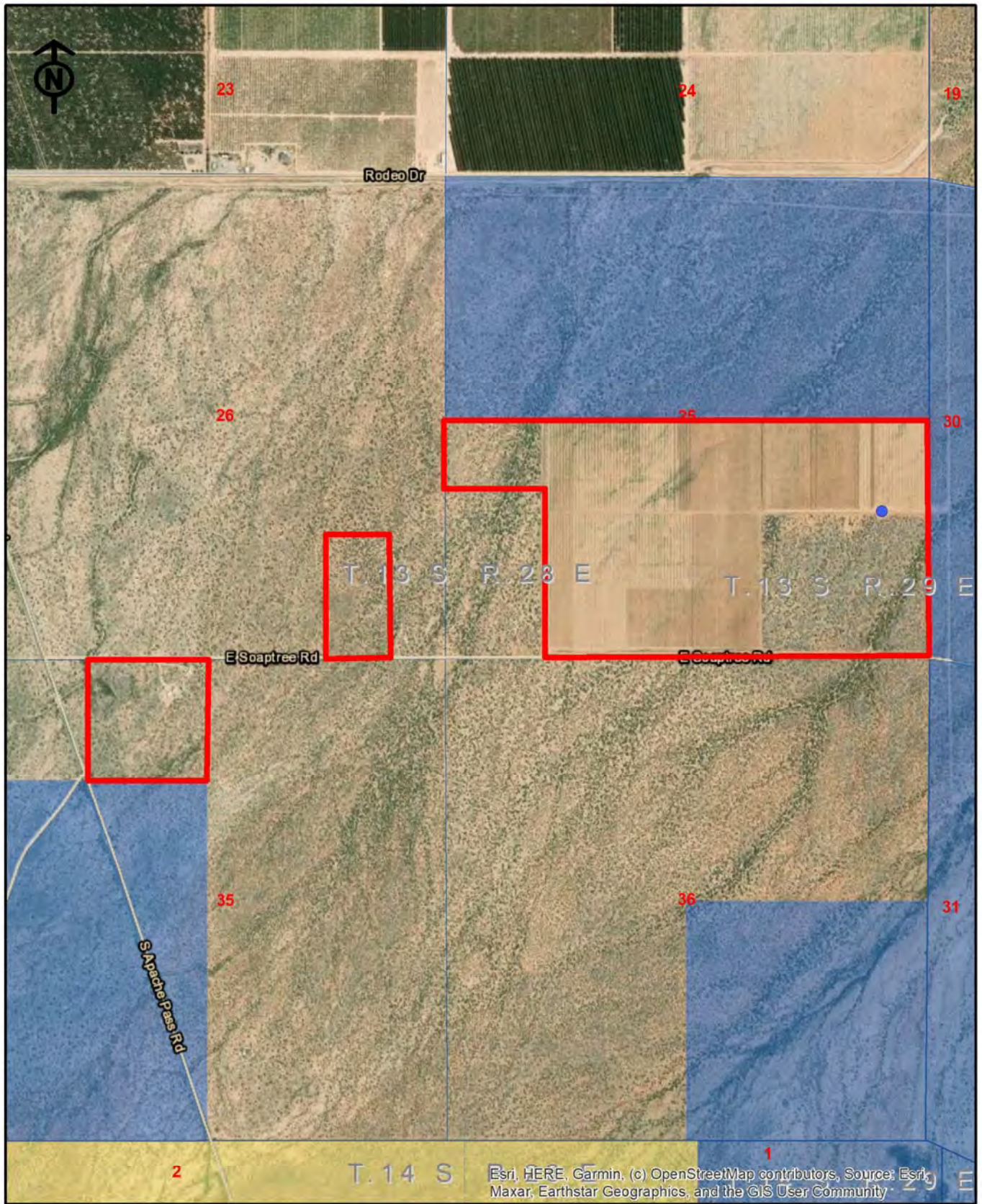
Location Map

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



Three Rivers Ag Investments **Asami Orchards** **Area Map**

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



Three Rivers Ag Investments **Asami Orchards** **Aerial Map**

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ASAMI ORCHARDS, COCHISE COUNTY, ARIZONA



Pecans planted 2022, photo dated 4-16-2025



Irrigation well 1,200' deep, 1,100 GPM capacity, CAT 3406 gas engine

ASAMI ORCHARDS, COCHISE COUNTY, ARIZONA



Drip irrigation filtration system



Perimeter fencing

ASAMI ORCHARDS, COCHISE COUNTY, ARIZONA



Pecans, 20'x35' spacing, 75% Wichita and 25% Western Schley



One of two manufactured homes