



Three Rivers
AG INVESTMENTS

For further information,
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BTS FARM

Pinal County, Arizona
202 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION This drip irrigated farm is located at the southeast corner of I-8 and Murphy Road, approximately four miles south from Stanfield, Pinal County, Arizona.

ACREAGE

Total acres	202 +/-
Cropland acres	174 +/-
GFWR acres	183
MAWA	4.13

LEGAL Generally described as the south half of the southwest quarter of Section 10, lying south of I-8; and the northwest quarter of Section 15, all in T7S, R4E, G&SRB&M, Pinal County, Arizona.

APN 500-11-024 and 500-16-003A

IRRIGATION The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District ("MSIDD"). Current water cost includes MSIDD assessment of \$26.00/district acre and a water charge of \$52.00 per acre-foot up to 4.5 acre-feet and \$70.00 per acre-foot thereafter. The farm holds a grandfathered water right for 183 acres with a current allotment of 755.04 acre-feet per year. Irrigation improvements include high-end drip irrigation system producing maximum irrigation efficiencies. Permanent electric drip station delivering water to 40" spacing sub-surface drip tape complete with manifold flush valve system.

SOILS

Series	Class	Approximate %
20-Gadsden clay	Illw	39
21-Gilman fine sandy loam	Ilw	5
22-Gilman clay loam	Ilw	34
24-Glenbar clay loam	Ilw	22

ELEVATION 1,335' – 1,350'

FEMA Flood Zone X

ZONING GR – General Rural, Pinal County.

TAXES \$7,616.14 per year inclusive of irrigation district assessments based on 2017 taxes.

PRICE \$2,150,000

TERMS Cash

- COMMENTS**
- Ideally situated for appreciable growth in value due to its location within the I-8 corridor and the expanding employment growth of Casa Grande and Pinal County.
 - Long-term lease in place with rent escalators.