



Three Rivers AG INVESTMENTS

For further information,
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BELLMAN FARM

Graham County, Arizona

489.42 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Located off State Highway 70 along the western bank of the Gila River within the Upper Gila Valley between the communities of Fort Thomas and Glenbar, Graham County, Arizona.

LEGAL

Lengthy legal. The primary tract is located in a portion of Section 13, Township 5 South, Range 23 East, and portions of Sections 18, 19 and 30, Township 5 South, Range 24 East, G&SRB&M, Graham County, Arizona.

APN

109-21-012; 109-32-006B; 109-33-001A, 001C and 001E; 109-40-001A and 001B; 109-44-003 and 106-68-002

ACREAGE

Total acres: 489.42
Cropland acres: 272.00 Est.
GVID decreed acres: 255.6

IRRIGATION

The farm receives gravity flow water from the Gila River by its inclusion within the Gila Valley Irrigation District ("GVID"). Additionally, the farm receives water from three (3) farm-owned irrigation wells. District irrigation water is delivered from the Ft. Thomas canal at a cost of \$50.00/acre. Water rights to use the Gila River are governed by the Globe Equity Decree. Recent claims and subsequent settlements affect the right and utilization of groundwater and surface water from the GVID. Decreed acres are allotted at six (6) af/acre.

SOILS

Class I and III soils suitable for irrigated crop production typically grown in the area.

ZONING

General A, Graham County

ELEVATION

From 2,725' to 2,750'

TAXES

\$5,680.44 per year based on 2017 taxes.

PRICE

\$1,650,000

TERMS

Cash

COMMENTS

The primary farm tracts include 457.42 acres. There are two (2) outlying parcels; 20 acres located approximately 1/2 mile east of the Bryce-Eden Road; and 12 acres located approximately 1-1/2 miles south of Highway 70.

