



Three Rivers AG INVESTMENTS

For further information,
please contact:

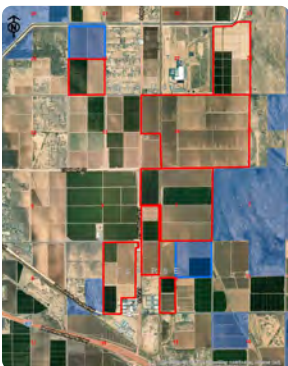
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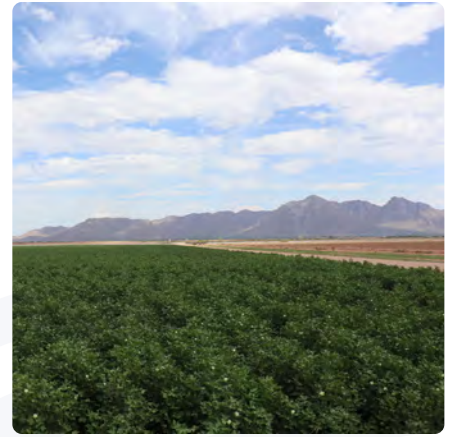


BOOL PROPERTIES, L.P. ELOY FARM

City of Eloy, Pinal County, Arizona

2,358 +/- Deeded Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Irrigated farmland in the path of growth midway between Phoenix and Tucson off Interstate 10 within the City of Eloy, Pinal County, Arizona. The farm has frontage along the Union Pacific Railroad Phoenix Spur Line and straddles the future North-South Freeway Corridor.

LEGAL

Portions of Sections 26, 28, 34 and 35, located within Township 7 South, Range 8 East, and portions of Sections 3, 9 and 10, located within Township 8 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona. See maps attached.

ACREAGE

Deeded Land:	2,358 +/- acres
State Ag Lease Land:	302 +/- acres
Cropland:	2,398 +/- acres
GFWR:	2,578 +/- acres

IRRIGATION

The property receives gravity flow water from the Central Arizona Irrigation and Drainage District ("CAIDD"). Current CAIDD water costs include a district assessment of \$38.00 per district acre and 2023 water charges of \$78.00 per acre foot.

UTILITIES

Sewer:	City of Eloy
Water:	City of Eloy
Power:	Electrical District #4
Gas:	Southwest Gas

CURRENT USE

Agriculture, the property currently has four cash rent farm tenants.

RAIL

The property straddles the Union Pacific Railroad Phoenix Spur Line.

ZONING

R1-43 estate residential City of Eloy jurisdiction. Eloy General Plan calls for residential, commercial, and mixed-use flex designation for residential or industrial.

FLOOD ZONE

Approximately 76% Flood Zone X, areas determined to be outside .02% chance flood plain and approximately 24% Flood Zone AE, base flood elevation determined.

TAXES

\$116,000.72 per year based on 2023 taxes.

PRICE

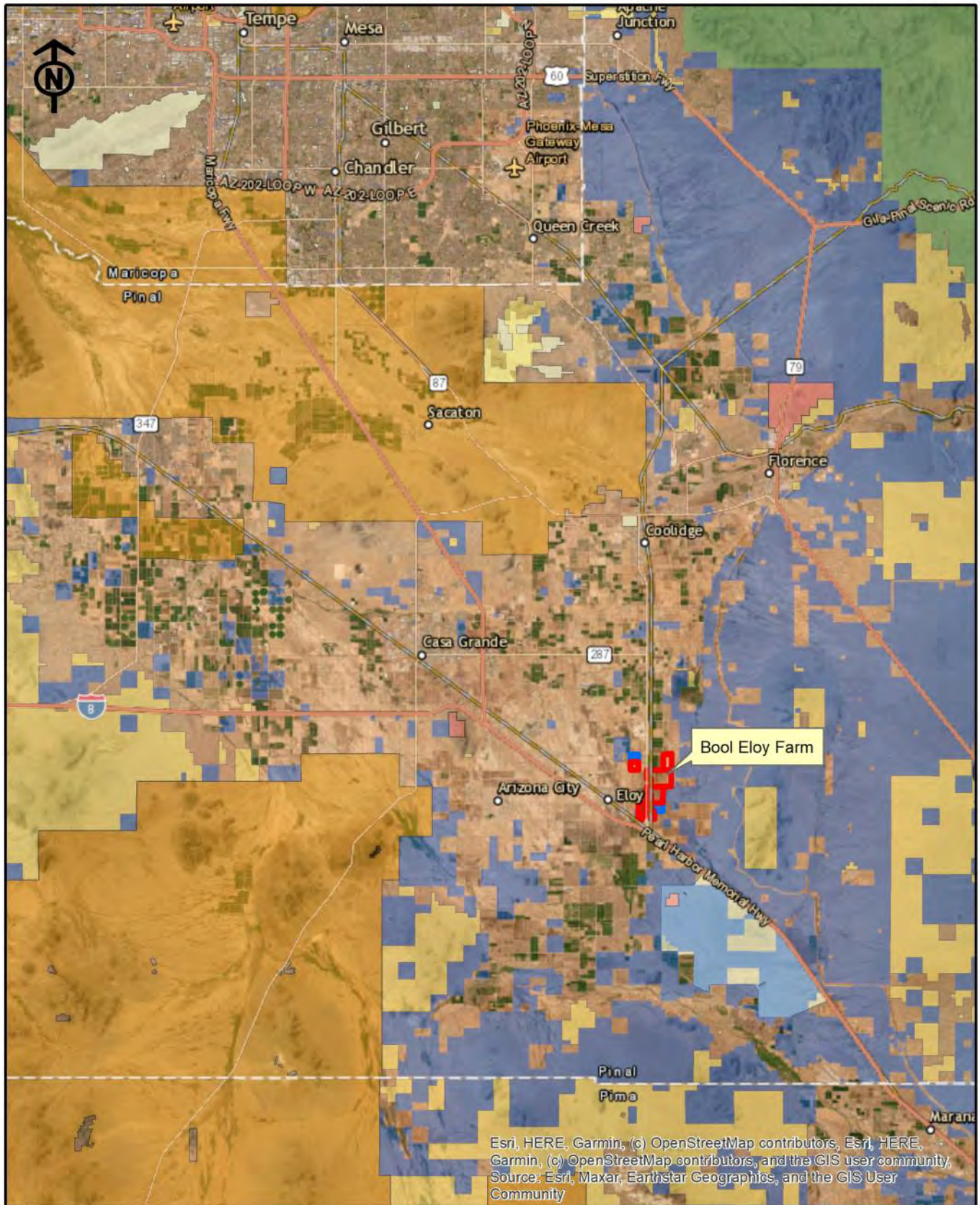
\$58,950,000 or \$25,000 per deeded acre

TERMS

Cash

COMMENTS

- Easy access to I-10 via Hwy 87. Union Pacific Railroad Phoenix Spur Line frontage. Located along the future North-South Freeway Corridor.
- Within the pro-growth City of Eloy.
- Adjacent to Nikola Corporation electric vehicle manufacturing facility and future home to Procter & Gamble manufacturing facility.



Three Rivers Ag Investments Newman Peak Eloy Farm Location Map

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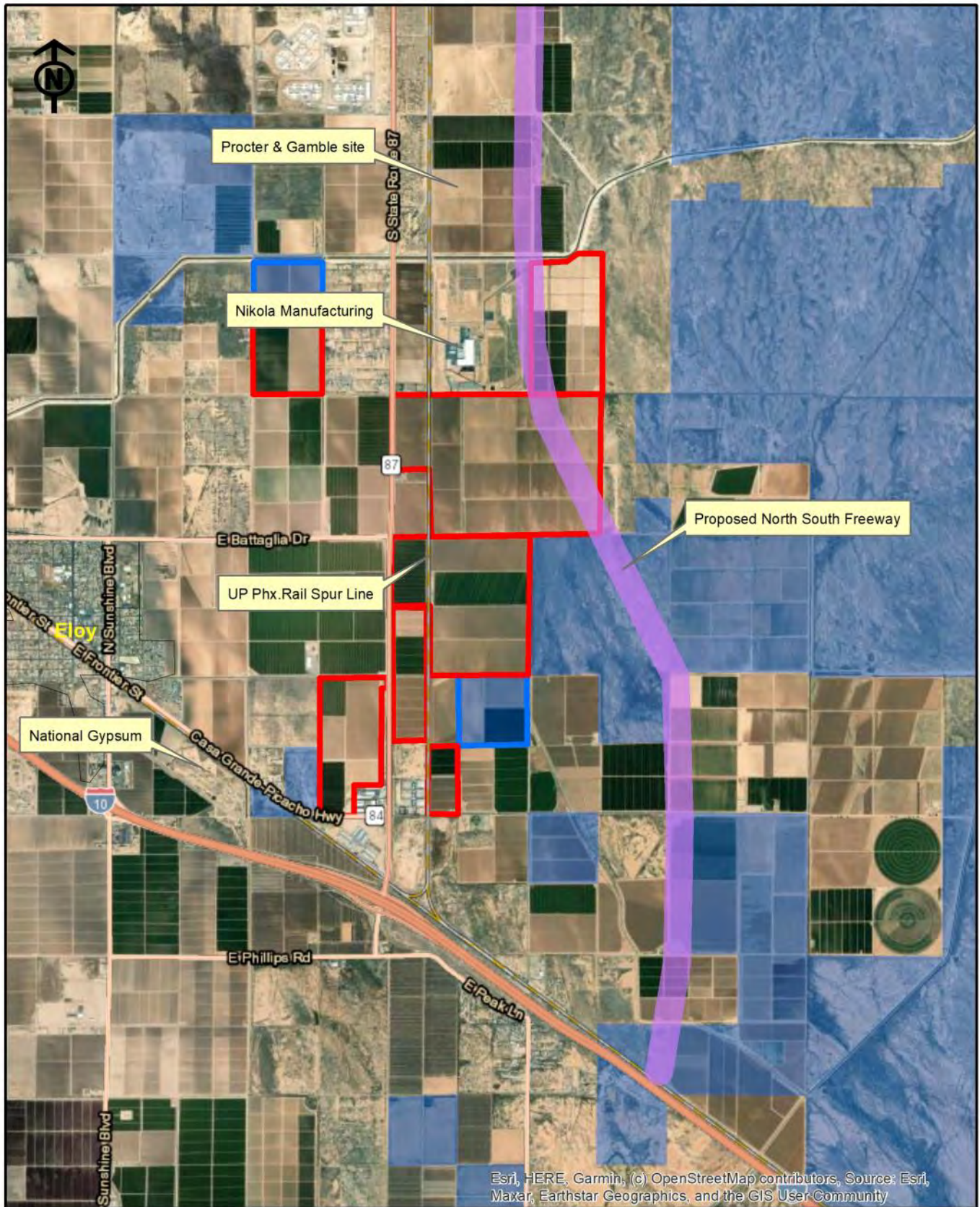


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Newman Peak Eloy Farm

Area Map

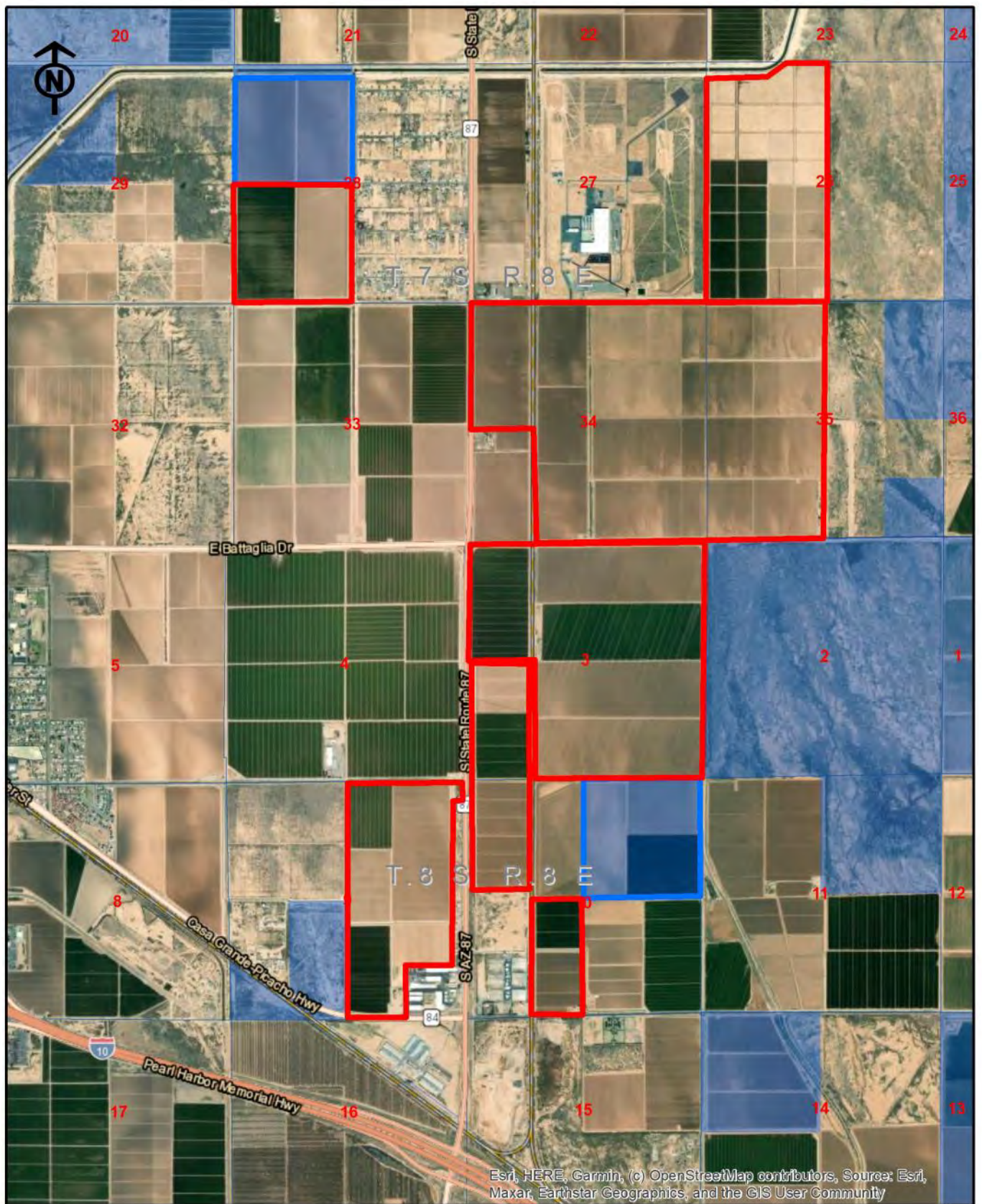
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Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Three Rivers Ag Investments **Newman Peak Eloy Farm** **Transportation Map**

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Newman Peak Eloy Farm

Aerial Map

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NEWMAN PEAK ELOY FARM, PINAL COUNTY, AZ



2023 cotton crop, distant view of Nikola manufacturing facility



Concrete ditch with irrigation water turnout

NEWMAN PEAK ELOY FARM, PINAL COUNTY, AZ



2023 wheat crop



CAIDD irrigation water delivery turnout