



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

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# CHULINDA FARM

Pinal County, Arizona

160+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

This drip irrigated farm is located at the southwest corner of Ralston Road and Mayer Boulevard approximately seven miles southeast from the City of Maricopa, Pinal County, Arizona. Access is off State Highway 347, three miles south of Maricopa, take Papago Road west four miles to Ralston Road, take Ralston Road south 1/2 mile to the property on the west side of Ralston Road.

### ACREAGE

Total Acres	159.65
Cropland Acres	145.00+/-
GFWR Acres	148.00
MAWA	3.93

### LEGAL

Generally described as the southeast quarter of Section 23, Township 5 South, Range 2 East, G&SRB&M, Pinal County, Arizona.

### APN

510-78-001, 002, 003 and 004

### IRRIGATION

The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District ("MSIDD"). Current water costs include MSIDD assessment of \$26.00/district acre and a water charge of \$51.50 per acre-foot up to 4.5 acre-feet and \$70.00 per acre-foot thereafter. The farm holds a grandfathered water right for 148 acres with a current allotment of 581.58 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
13-Denure fine sandy loam	IIIs

### ELEVATION

1,304' – 1,323'

### FEMA

Flood Zone X

### ZONING

GR-General Rural, Pinal County

### TAXES

\$5,613.14 per year inclusive of irrigation district assessments based on 2017 taxes.

### PRICE

\$1,720,000

### TERMS

Cash

### COMMENTS

Ideally situated for appreciable growth in value due to its location near the City of Maricopa and the State Highway 347 (aka John Wayne Parkway) growth corridor. Long-term cash rent farm tenant in place.

