



Three Rivers AG INVESTMENTS

For further information,
please contact:

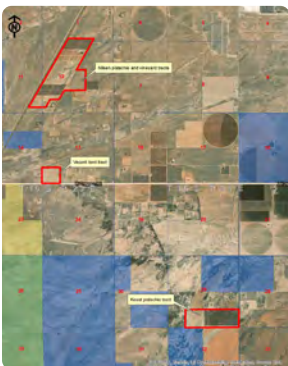
Jack Doughty

4960 South Gilbert Road
Suite 1-606
Chandler, AZ 85249

Office: (480) 802-2305

Cell: (602) 228-0563

jdoughty@threeriversag.com
www.threeriversag.com



COCHISE GROVES PISTACHIOS AND WINE GRAPES

Cochise County, Arizona

410+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION Rare to the market, mature producing pistachio orchard and mature wine grape vineyard located off Dragoon Road approximately 15 miles south from Willcox, Arizona. 3525 North Golden Rule Road, Cochise, AZ 85606.

ACREAGE

Total acres	410+/-
Mature pistachios acres	138+/-
Wine grapes acres	26+/-
Farmstead and unimproved acres	246+/-

LEGAL Lengthy legal description

APN 208-74-002, 003B, 208-75-002, 010, 011A, 011B, 012A, 012B, 013, 206-17-004A and 208-89-014

IRRIGATION There are five irrigation wells delivering water by Bowsmith microsprinkler system to mature trees and drip irrigation system to vines. Wells range from approximately 500'-1,250' deep with turbine and submersible pumps producing 250-300 GPM each. Static water ranges from 350'-390' below surface.

IMPROVEMENTS Residence, approximately 5,300 sf 3RB, 3BA, with walk out basement, built 2012
Storage building, enclosed, 1,120 sf wood frame construction, built 2012
Shop facility structure, approximately 1,700 sf, built 1980
Miscellaneous out buildings

PLANTINGS Property is planted to Kerman variety pistachios on Atlantica root stock with Peters pollenizers. Grape vine varieties include Sangiovese, Syrah/Shiraz, Zinfandel, Cabernet Sauvignon, Petite Sirah-Durif, Grenache, Mourvèdre, Cabernet Franc, Aglianico and Petit Verdot.

Type	Acres	Age	Varieties	Spacing
Pistachio	32	1978	Kerman on Atlantica	17'x17'
Pistachio	32	1981	Kerman on Atlantica	17'x17'
Pistachio	70	1981	Kerman on Atlantica	18'x18'
Pistachio	4	2017	Kerman on Atlantica	18'x18'
Grape Vines	26	2007	Various	10' row

SOILS Sandy clay and sandy loam soils suitable for irrigated crop production typically grown in the area.

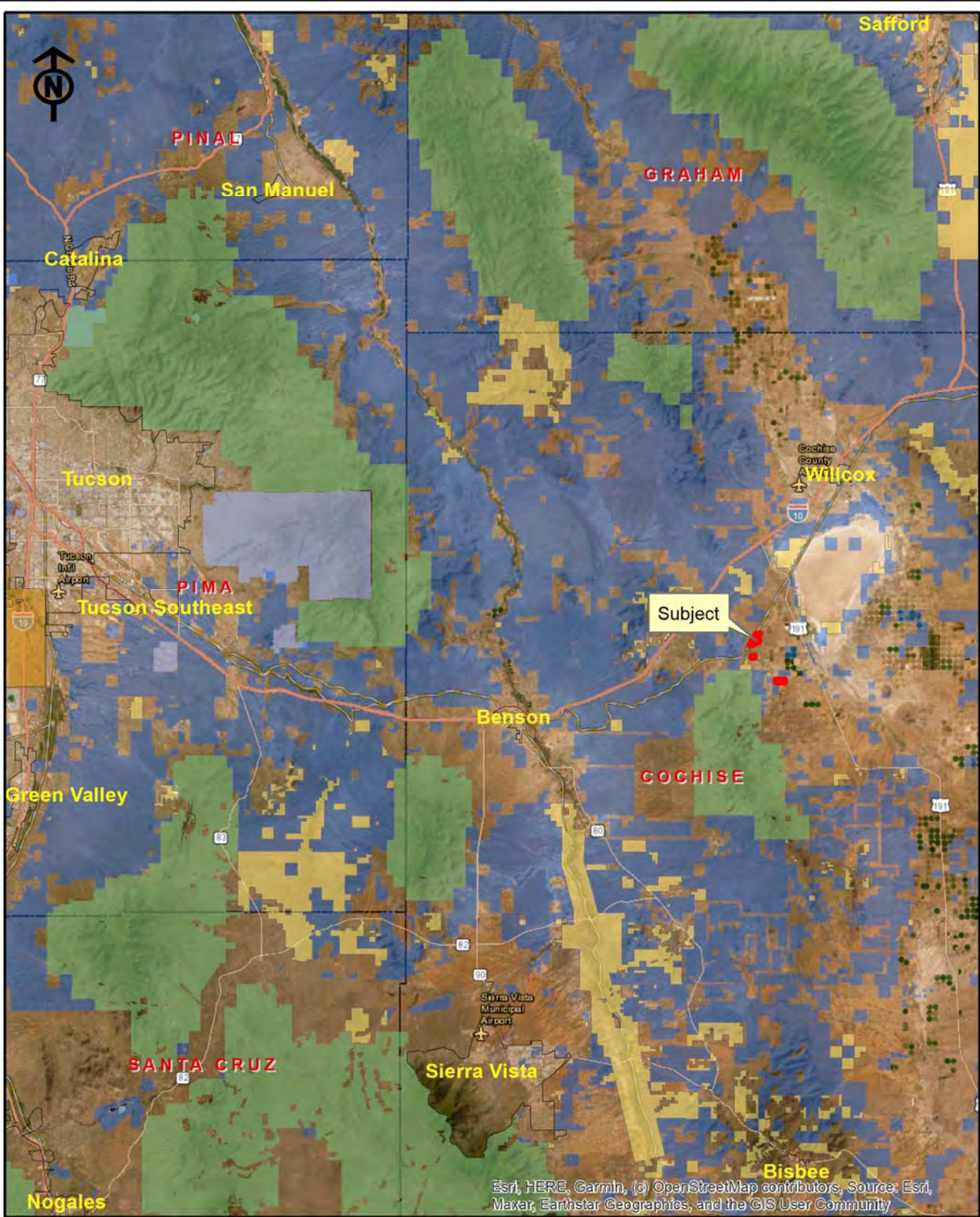
ELEVATION Approximately 4,330' – 4,435'

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

TAXES \$8,406.52 per year based on 2023.

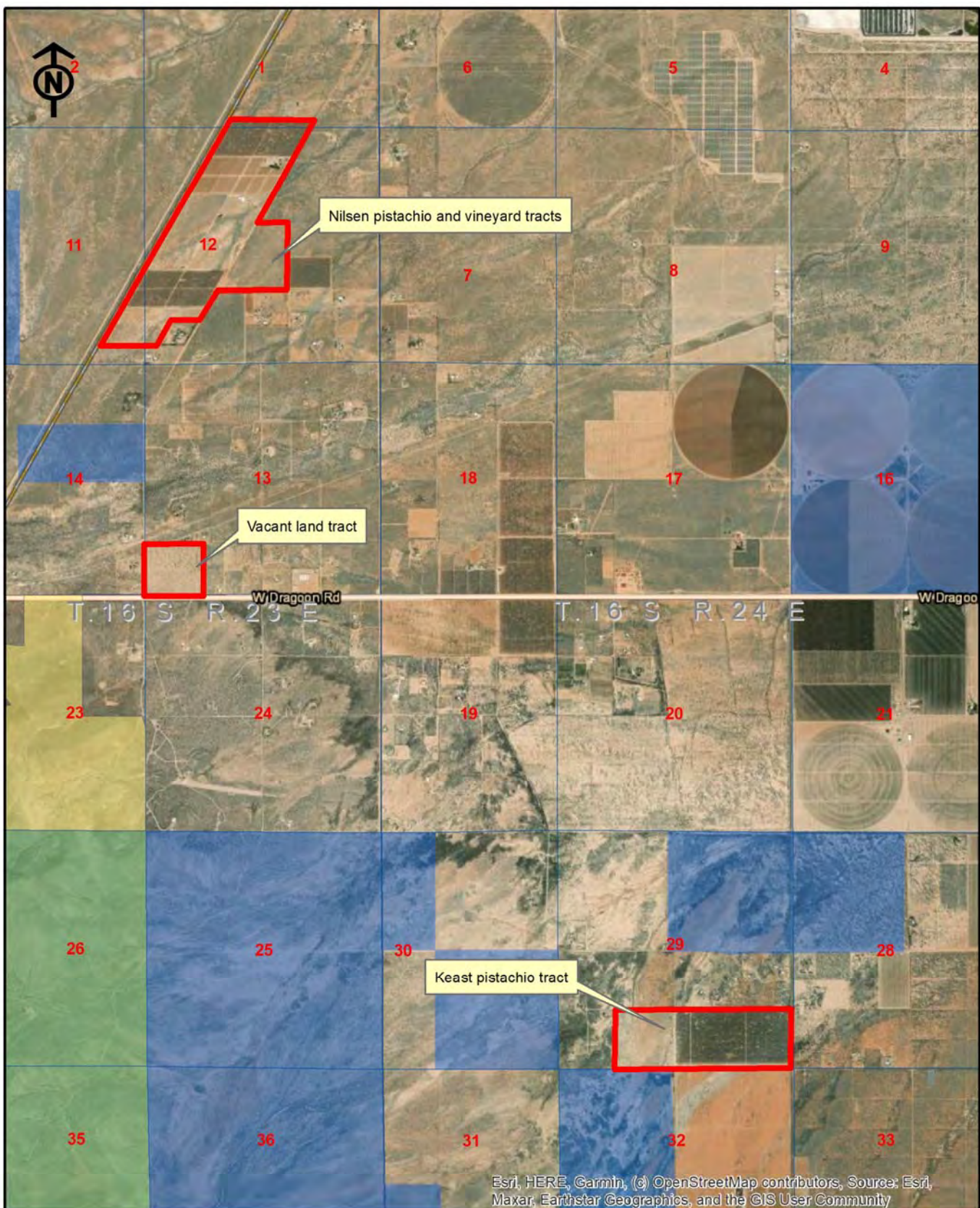
PRICE \$5,862,000

TERMS Cash



Three Rivers Ag Investments
 Cochise Groves Farming
 Location Map

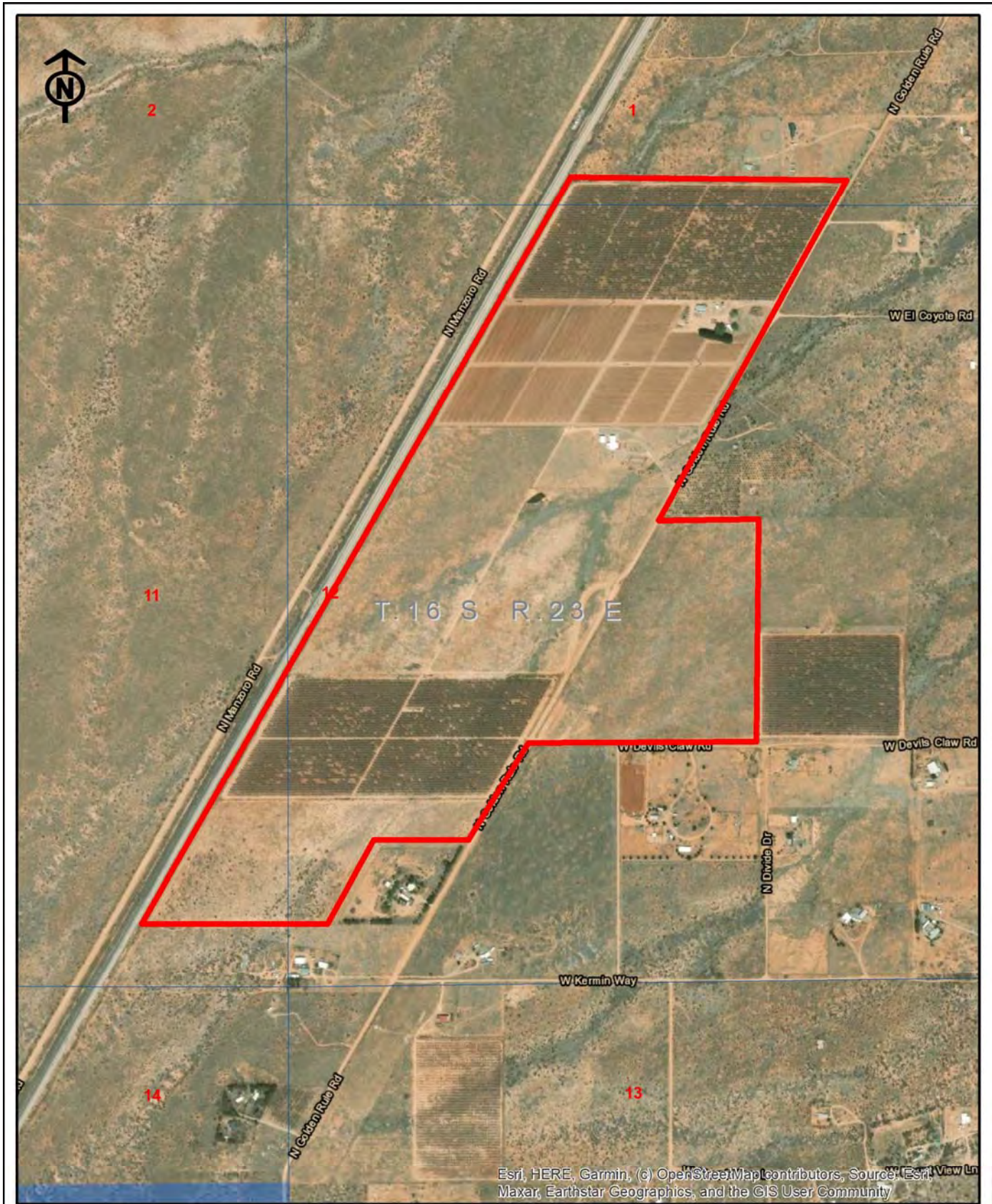
Jack M. Doughty
 (480) 802-2305 (Office)



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

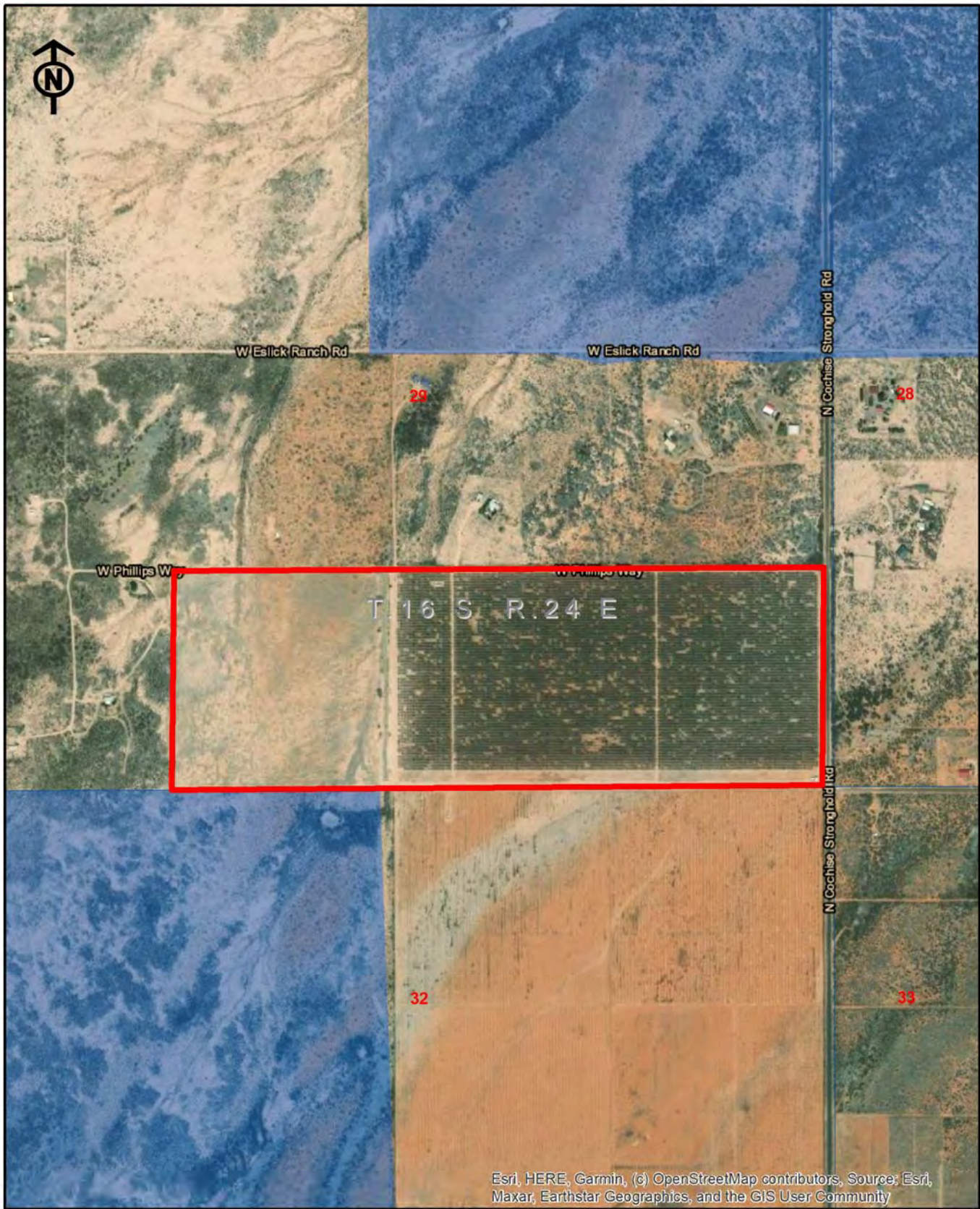
Three Rivers Ag Investments
 Cochise Groves Farming
 Area Map

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



Three Rivers Ag Investments
 Cochise Groves Farming
 Nilsen pistachio and vineyard tracts

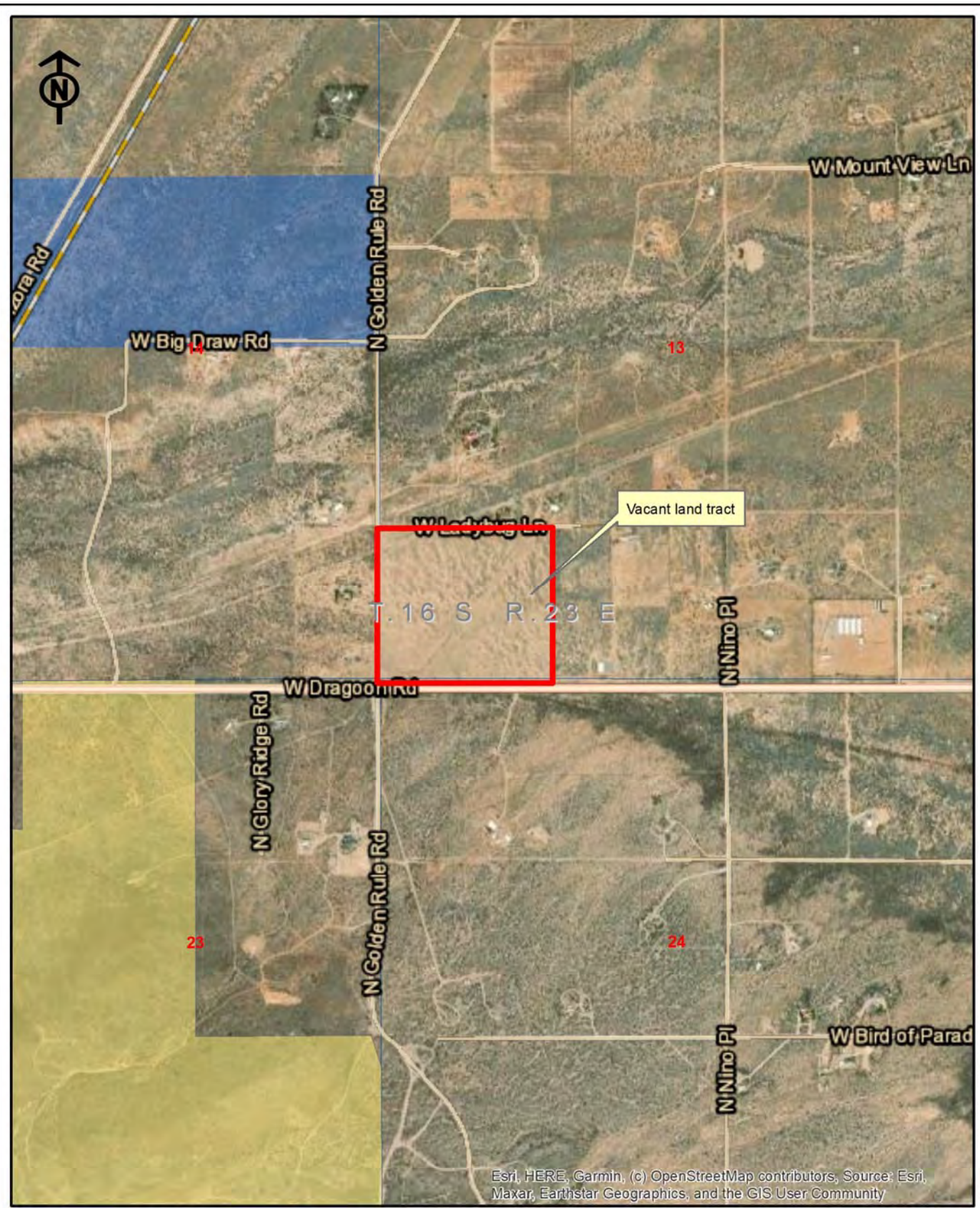
Jack M. Doughty
 (480) 802-2305 (Office)



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

Three Rivers Ag Investments
Cochise Groves Farming
Keast tract

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



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

Three Rivers Ag Investments
 Cochise Groves Farming
 37 acre unimproved tract

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

COCHISE GROVES, COCHISE COUNTY, AZ



Pistachios planted 1981, Kerman variety on Atlantica root stock



Wine grapes planted 2007

COCHISE GROVES, COCHISE COUNTY, AZ



Residence 5,300 sf, built 2012



Well 915' deep with submersible pump, 250 gpm

COCHISE GROVES, COCHISE COUNTY, AZ



2024 wine grapes



2024 pistachios