



## Three Rivers AG INVESTMENTS

For further information,  
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## E-E PECANS

Cochise County, Arizona

100.9 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

Mature pecans in their 10th, 11th and 12th leaf located within the White Water Draw area of the Sulphur Springs Valley one mile East of Highway 191. 3821 W. Jefferson Road, Elfrida, AZ 85610.

### ACREAGE

Total Acres:	100.9
GFWR Acres:	91.0
Pecan Acres:	77.5
Expansion Acres:	13.0

### LEGAL

Generally described as a portion of the northwest quarter of Section 23, T20S, R26E, G&SRB&M, Cochise County, Arizona.

### APN

403-37-015D

### IRRIGATION

Two active irrigation wells delivering water to pecans through solid set sprinkler system. Active wells are approximately 525' – 1,138' deep, producing approximately 175 and 550 GPM. The farm holds a Grandfathered Water Right for 91 acres with a current allotment of 468.93 af/year within the Douglas AMA, Certificate No. 58-003012.0000.

### PLANTINGS

Approximately 77.5 acres of pecans, 80% Western Schley and 20% Wichita varieties, on 20'x40' spacing. Approximately 35.5 acres planted in Spring 2014, approximately 22 acres planted in Spring 2015 and approximately 20 acres planted in Spring 2016.

### SOILS

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

### IMPROVEMENTS

Small storage building.

### ELEVATION

From 4,160' – 4,170'

### FLOOD ZONE

Zone X, areas of minimal flood hazard.

### ZONING

RU-4, Cochise County, Arizona.

### TAXES

\$1,282.70 per year based on 2024 taxes.

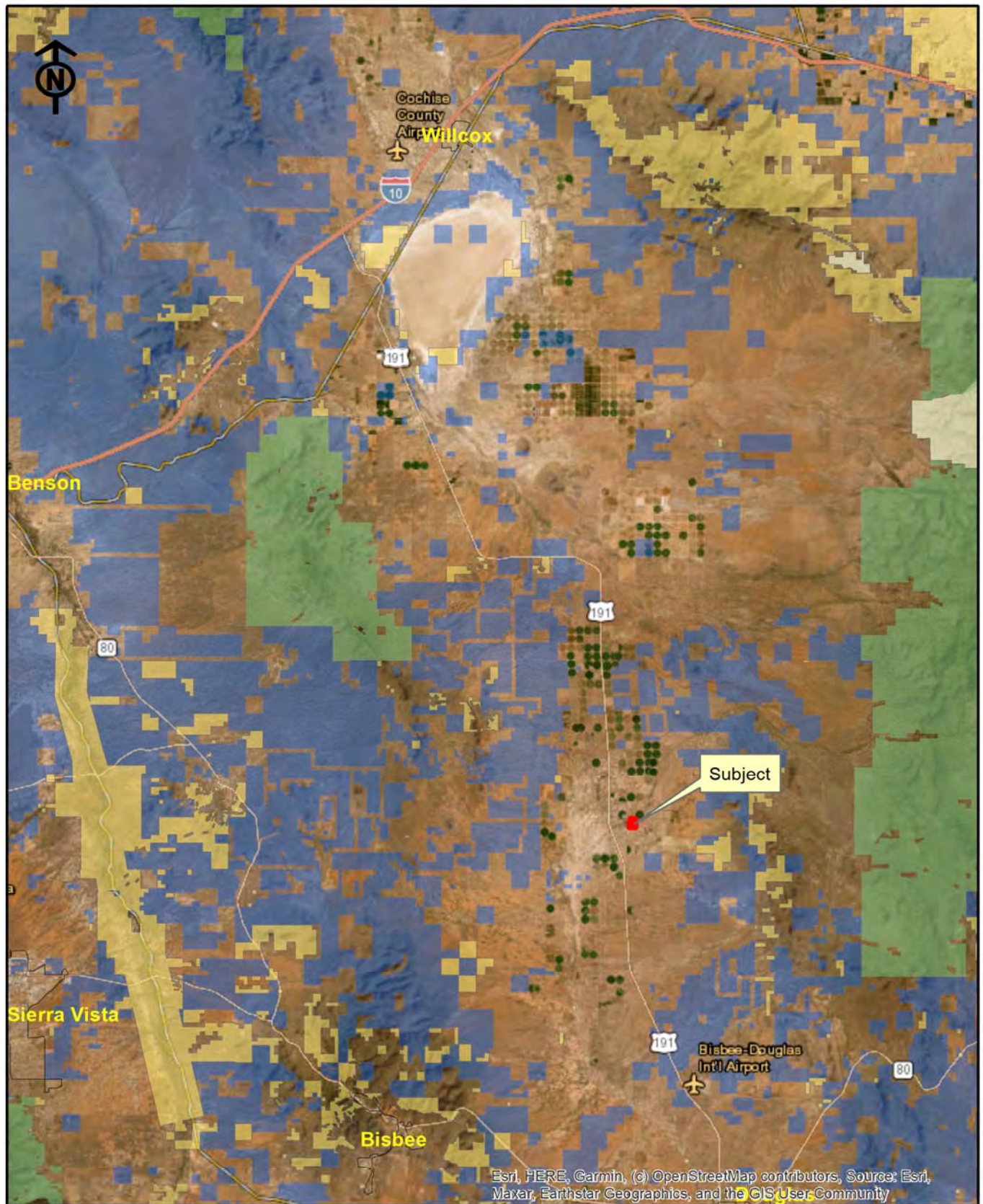
### PRICE

\$1,625,000 or \$15,931 per acre.

### TERMS

Cash





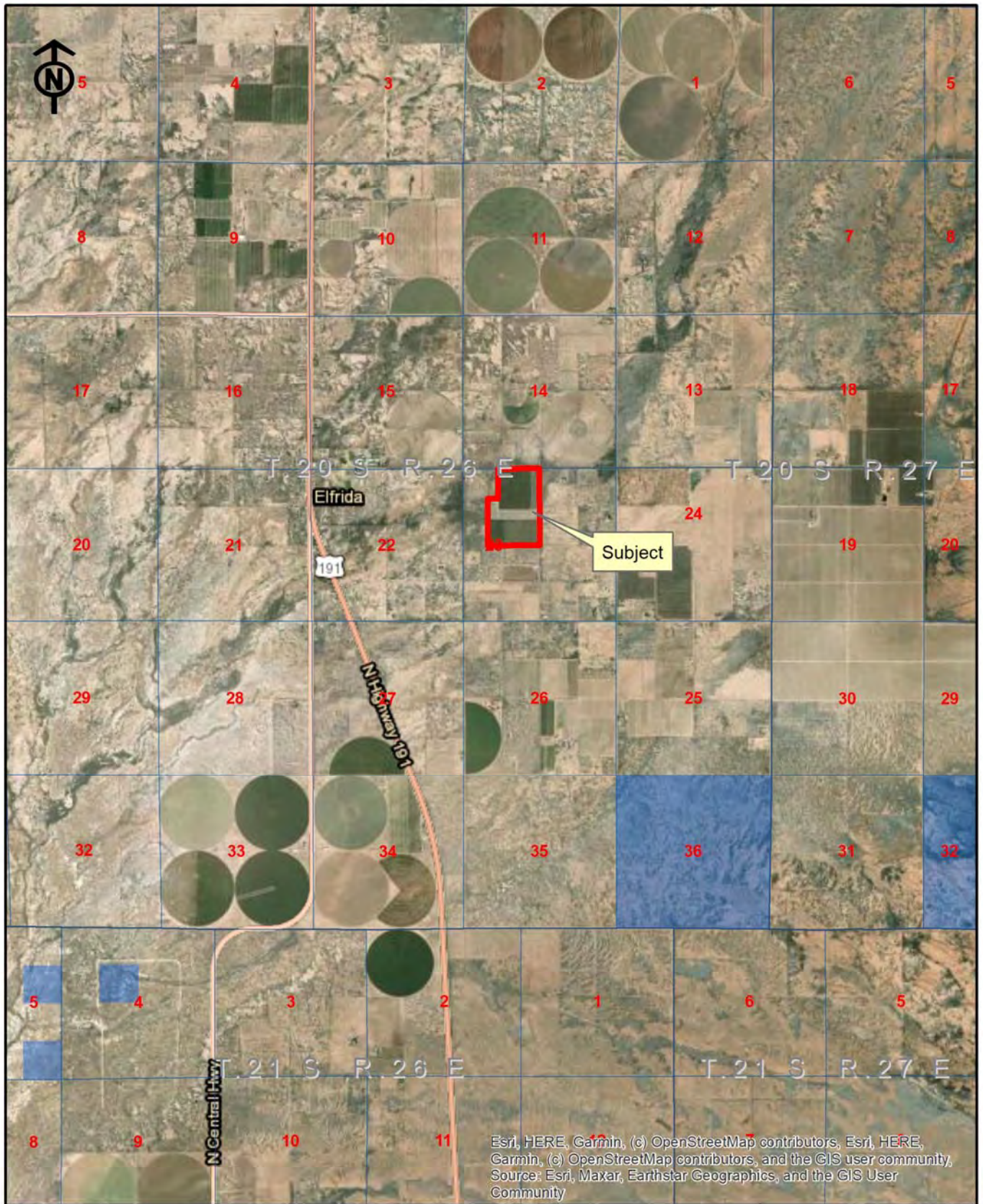
# Three Rivers Ag Investments

## E-E Pecans

### Location Map

Jack M. Doughty  
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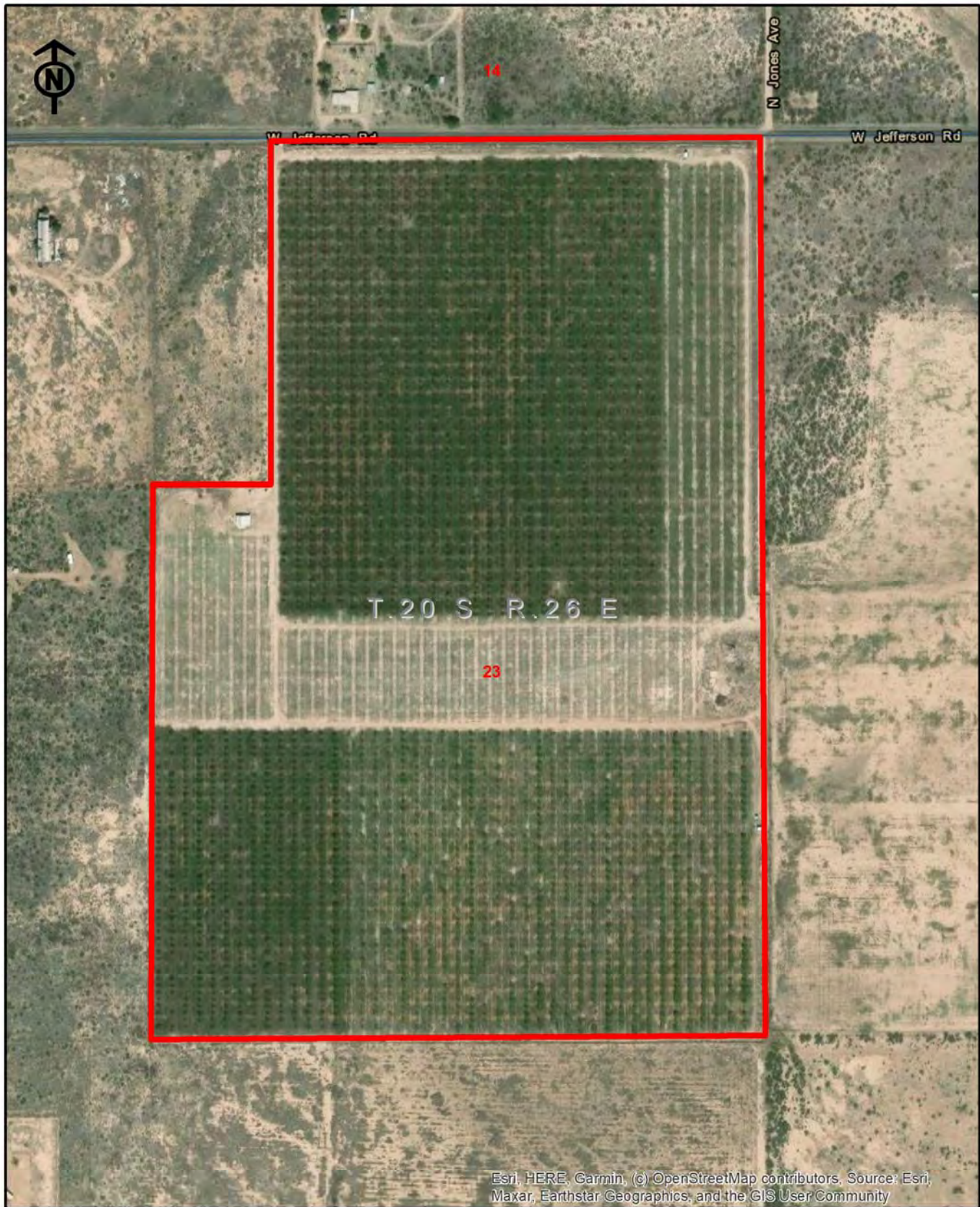


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# **Three Rivers Ag Investments** **E-E Pecans** **Area Map**

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**Three Rivers Ag Investments**  
E-E Pecans  
Aerial Map

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## E-E PECANS, COCHISE COUNTY, AZ



Pecans planted 2015, 20' x 40' spacing



Pecans planted 2014, 20' x 40' spacing



## E-E PECANS, COCHISE COUNTY, AZ



North well, natural gas driven irrigation pump



East view Jefferson Road frontage

## E-E PECANS, COCHISE COUNTY, AZ



Storage building



13 acres, sprinklers in, ready to plant