



**Three Rivers**  
AG INVESTMENTS

For further information,  
please contact:

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**ELOY VILLAS FARM**

Pinal County, Arizona  
373.47 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION**

Located within fast-growing Pinal County between Phoenix and Tucson. The property has frontage along the west side of paved Toltec Road, approximately 10 miles south of I-10, within the General Plan area of the City of Eloy.

**ACREAGE**

Total acres	373.47
Cropland acres	355.00 Est.
GFWR acres	360.09
MAWA	2.92

**LEGAL**

All of Section 16, except the north 2,189' thereof, Township 9 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

**APN**

408-14-002G

**IRRIGATION**

The farm receives gravity flow irrigation water from the Central Arizona Irrigation and Drainage District (CAIDD). Current water costs include a district assessment of \$38.00/district acre and a water charge of \$78.00/af. The farm holds a grandfathered water right for approximately 360.09 acres with a current allotment of 1,054.14 af/year, GFWR Certificate No. 58-104388.0004.

**SOILS**

Series	Class	Approx. %
24 – Glenbar clay loam	3w	85
42 – Sasco silt loam	1	15

**ELEVATION**

1,588' – 1,600'

**FEMA**

Flood Zone A, area of sheet flooding base elevation undetermined.

**ZONING**

GR, General Rural, Pinal County. The property sits within the General Plan area of the City of Eloy, which calls for residential and commercial development.

**TAXES**

\$25,059.44 per year inclusive of irrigation district assessments based on 2023 taxes.

**PRICE**

\$2,801,025 or \$7,500 per acre

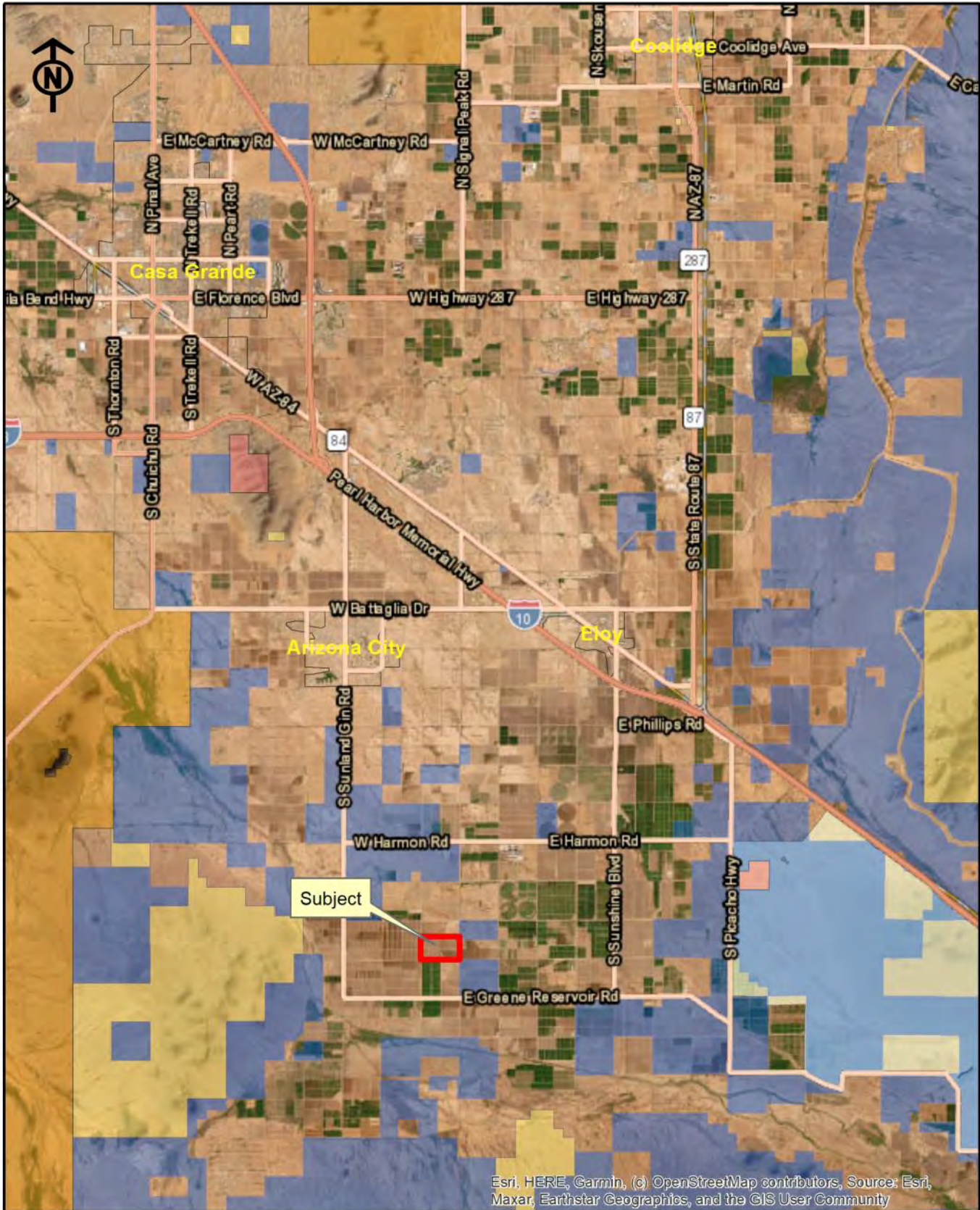
**TERMS**

Cash

**COMMENTS**

- General Plan area of the City of Eloy
- Potential for solar
- Cash rent tenant available

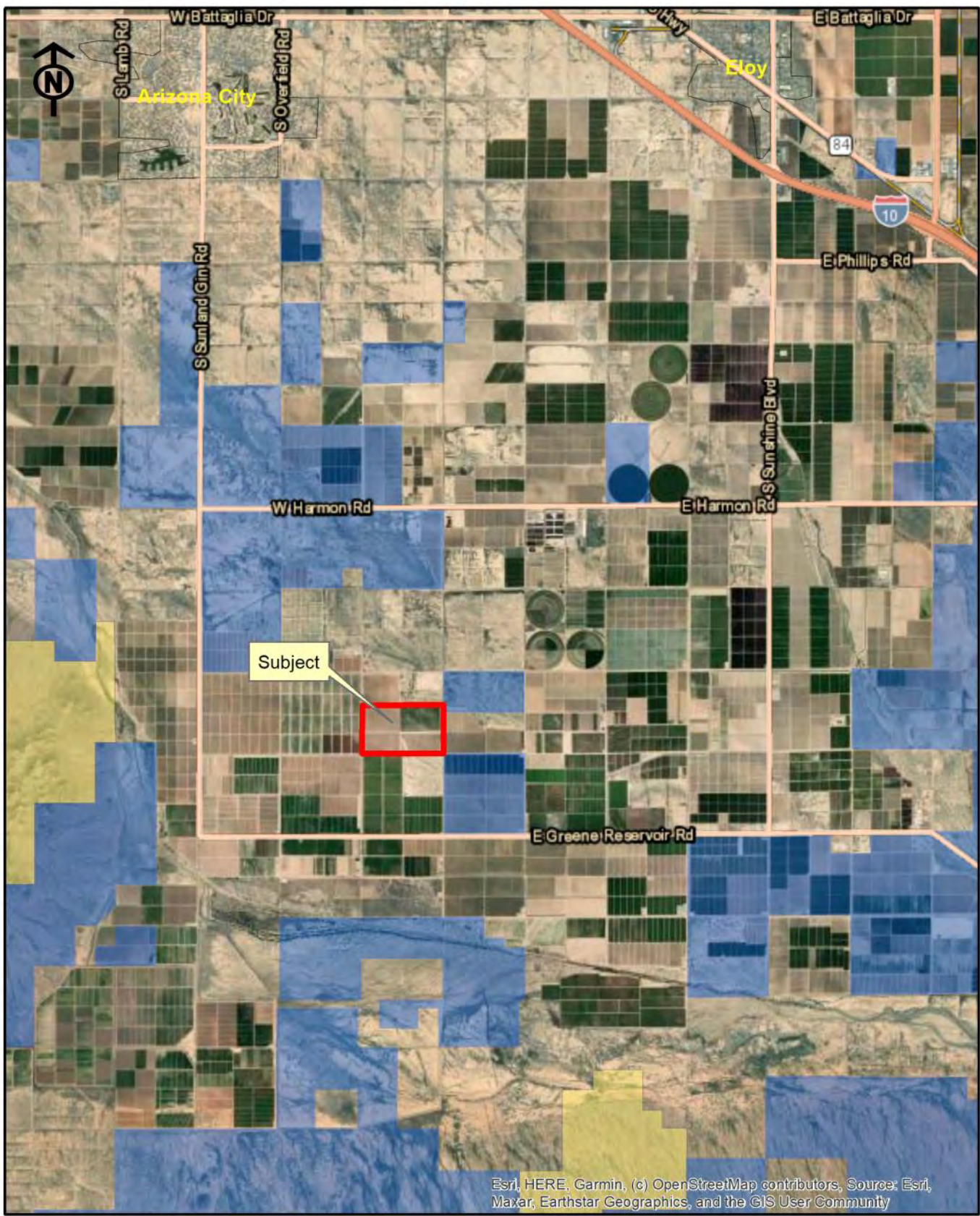




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**Three Rivers Ag Investments**  
 Eloy Villas 373 acres  
 Location Map

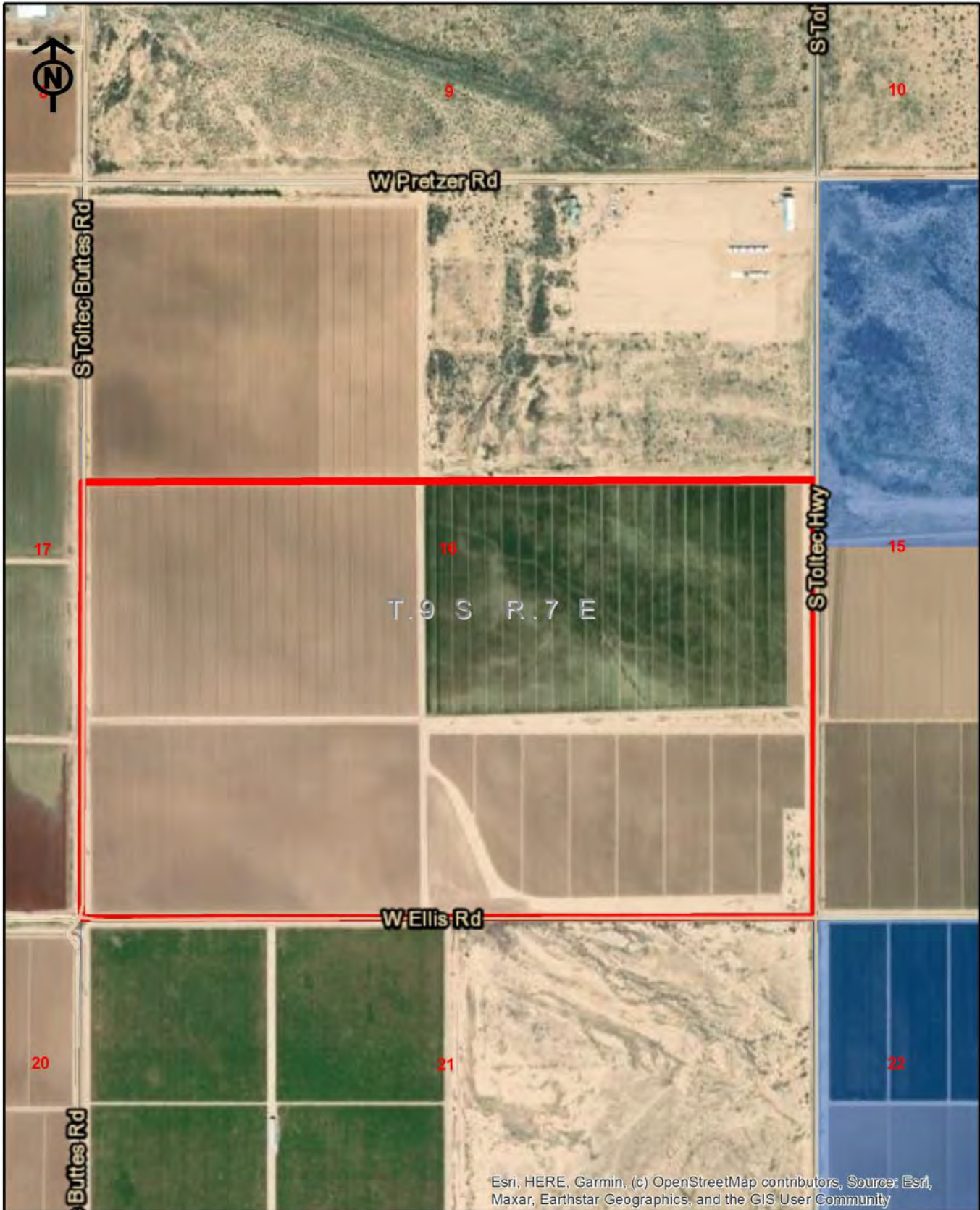
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 Area Map

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 Aerial Map

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**ELOY VILLAS FARM, PINAL COUNTY, AZ**



West view of Ellis Road along south property line



2023 cotton crop, 230kv transmission line along west property line

**ELOY VILLAS FARM, PINAL COUNTY, AZ**



Toltec Road north view of frontage from southeast property corner



Irrigation district turn-out, CAIDD C108