



Three Rivers
AG INVESTMENTS

For further information,
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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

\$3,174,495 or \$8,500 per acre

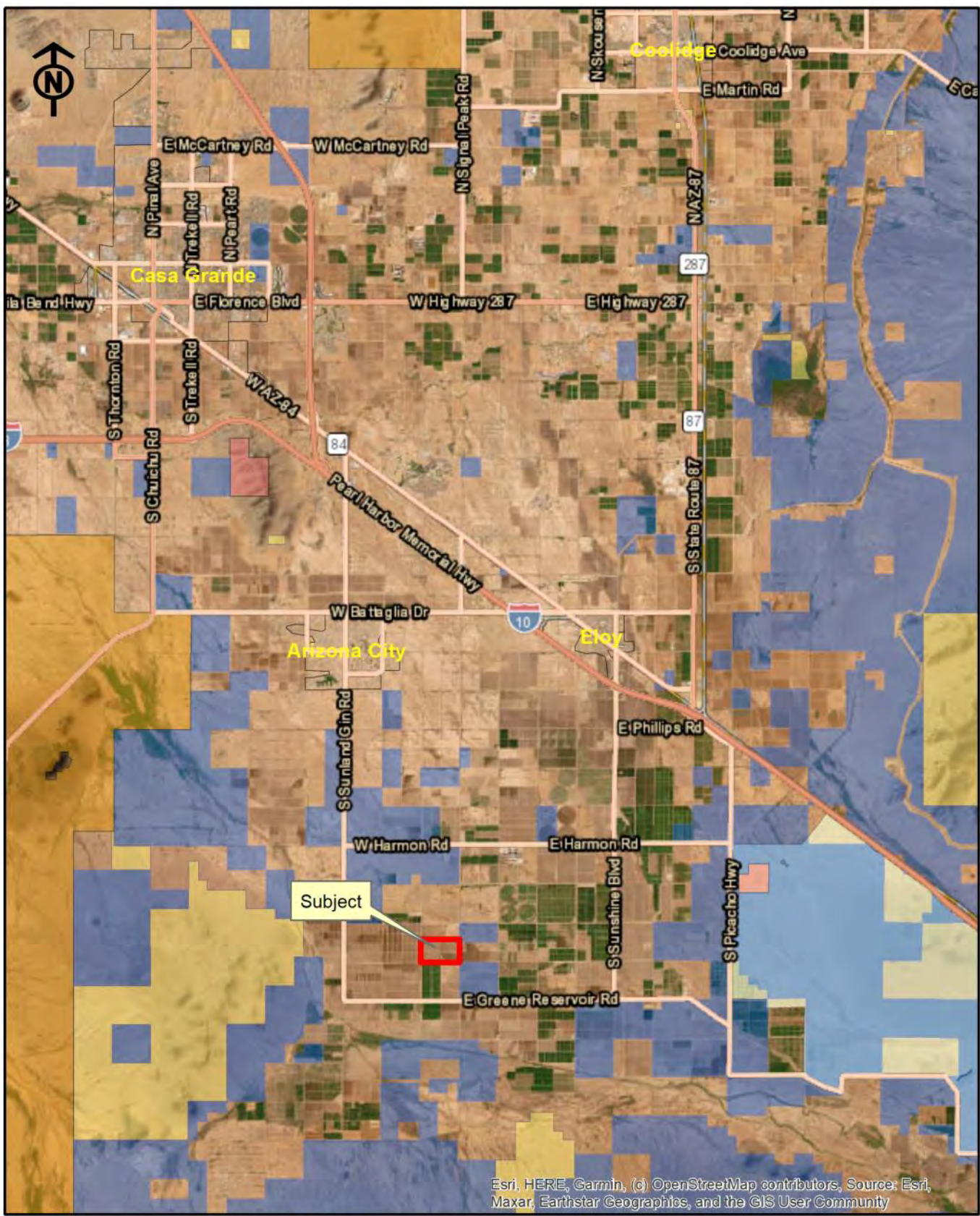
TERMS

Cash

COMMENTS

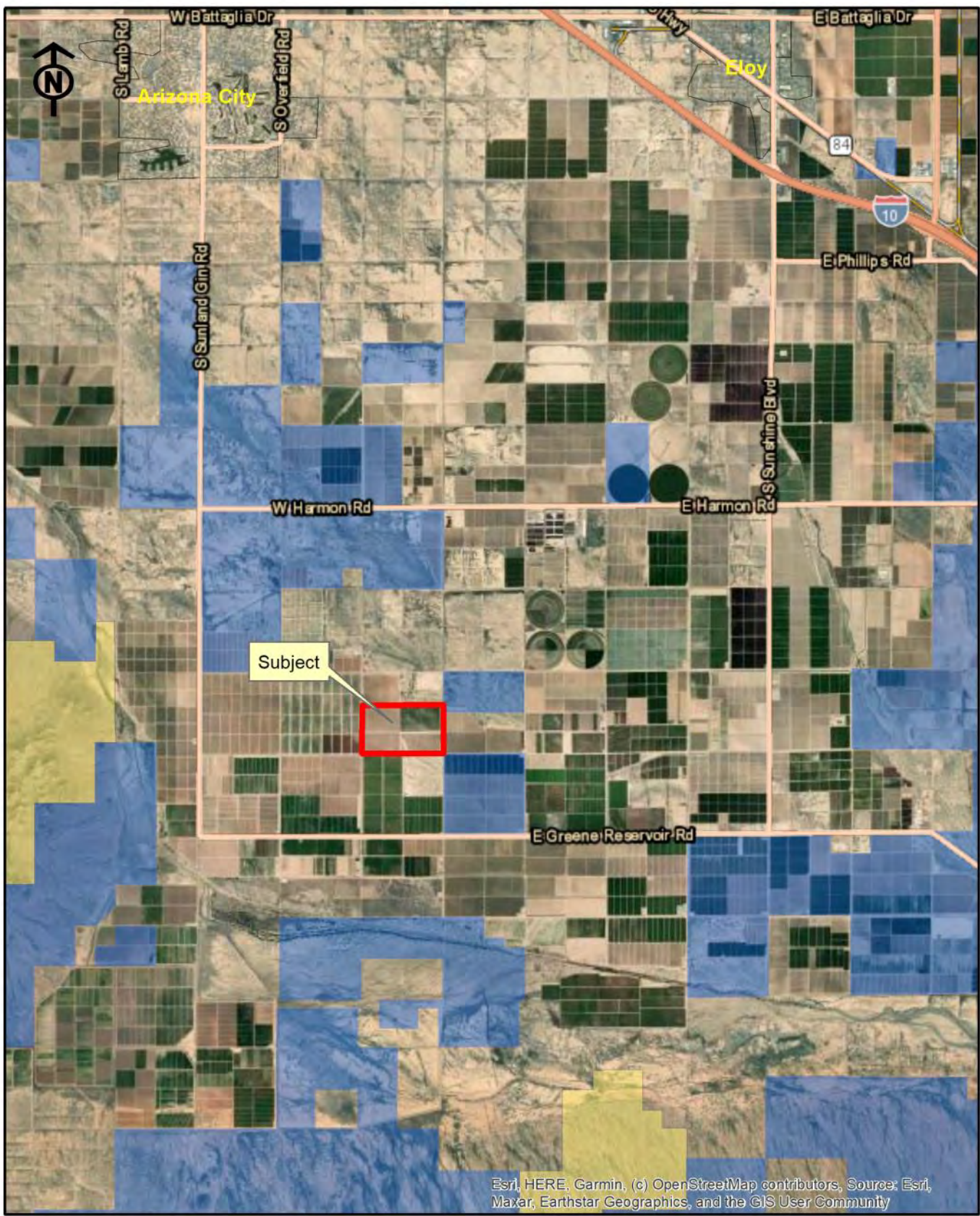
- General Plan area of the City of Eloy
- Potential for solar
- Cash rent tenant available





Three Rivers Ag Investments
 Eloy Villas 373 acres
 Location Map

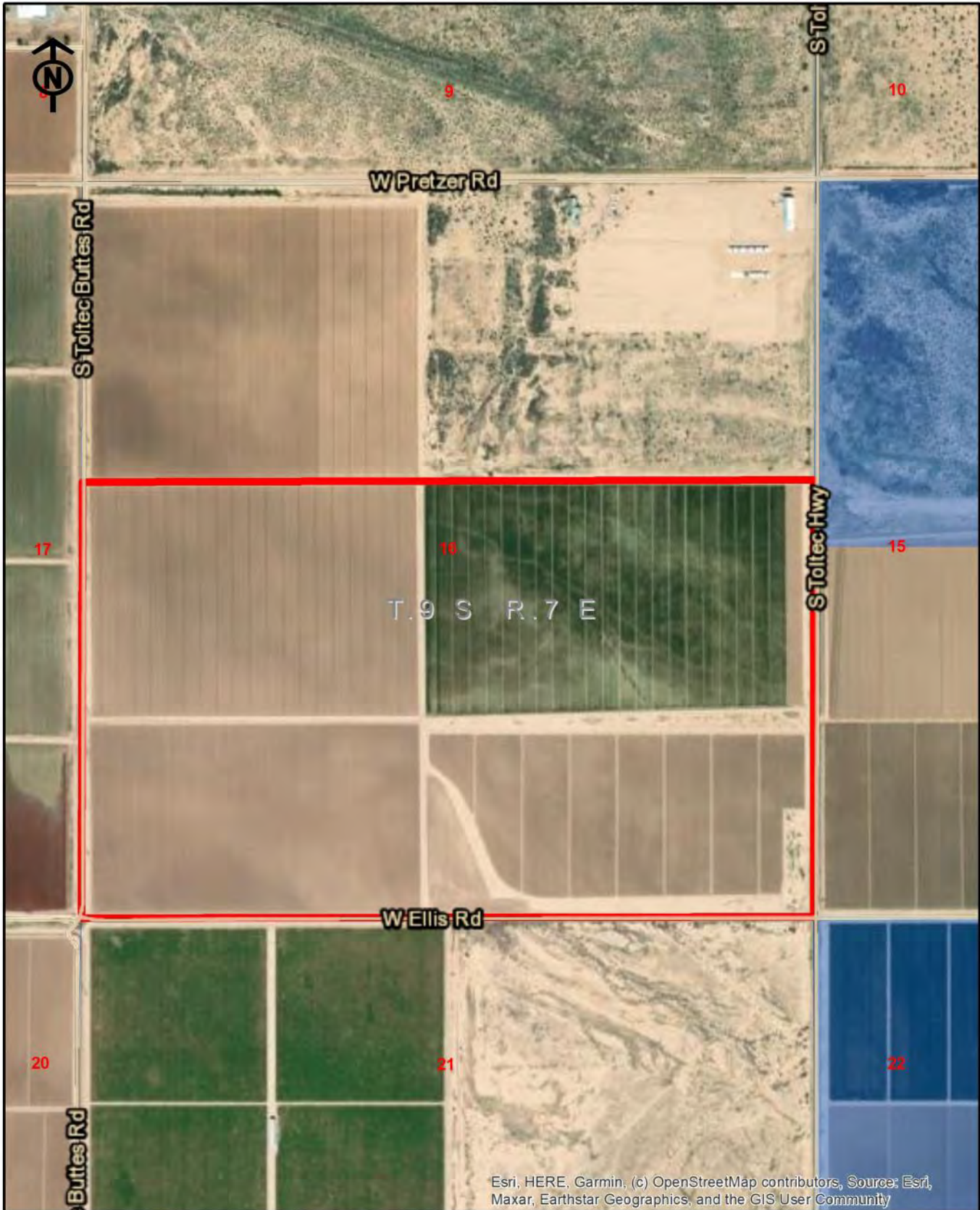
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 Eloy Villas 373 acres
 Area Map

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 Eloy Villas 373 acres
 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