



**Three Rivers**  
AG INVESTMENTS

For further information,  
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**FRIENDLY CORNERS FARM**

Pinal County, Arizona  
1,280-Acre State Ag Lease and 20 Acres Fee Land

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION** The farm headquarters is located at the northeast corner of Sunshine Boulevard and Greene Reservoir Road. The State Ag Lease is located on the south side of Curtis Road between La Palma Road extension and Picacho Road, Pinal County, Arizona.

<b>ACREAGE</b>	Deeded Acres	20
	State Ag Lease Acres	1,280
	<b>State Ag Lease</b>	
	Cropland Acres (Est)	1,045
	GFWR Acres	1,052.2
	MAWA	2.99

**LEGAL** State Ag Lease includes Sections 33 and 34. The 20-acre shop, office and grain storage property generally described as the south half of the southwest quarter of the southwest quarter of Section 20, all located in Township 9 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

**APN** 411-36-003A, 003B and 006; 411-32-831D; and I010042334 and I010042335

**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 \$35.00 per district acre and water charge of \$59.00 per acre-foot. The farm holds a grandfathered water right for 1,052.2 acres with a current allotment of 3,149.94 af/year. GFWR Certificate Nos. 58-107348.0005 and .0006.

<b>SOILS</b>	Series	Class	Approximate %
	13-Dateland fine sandy loam	I	3
	29-Marana silty clay loam	I	94
	42-Sasco silt loam	I	3

<b>IMPROVEMENTS</b>	Shop Building	7,600 s.f. steel frame over concrete
	Office Building	400 s.f. slump block
	Grain Bins	200,000 bu. capacity
	Housing	Manufactured home

**ELEVATION** 1,684' – 1,715'

**FEMA** Approximately 90% Flood Zone X and 10% Flood Zone A.

**TAXES** \$42,661.30 per year inclusive of irrigation district assessments based on 2017 taxes.

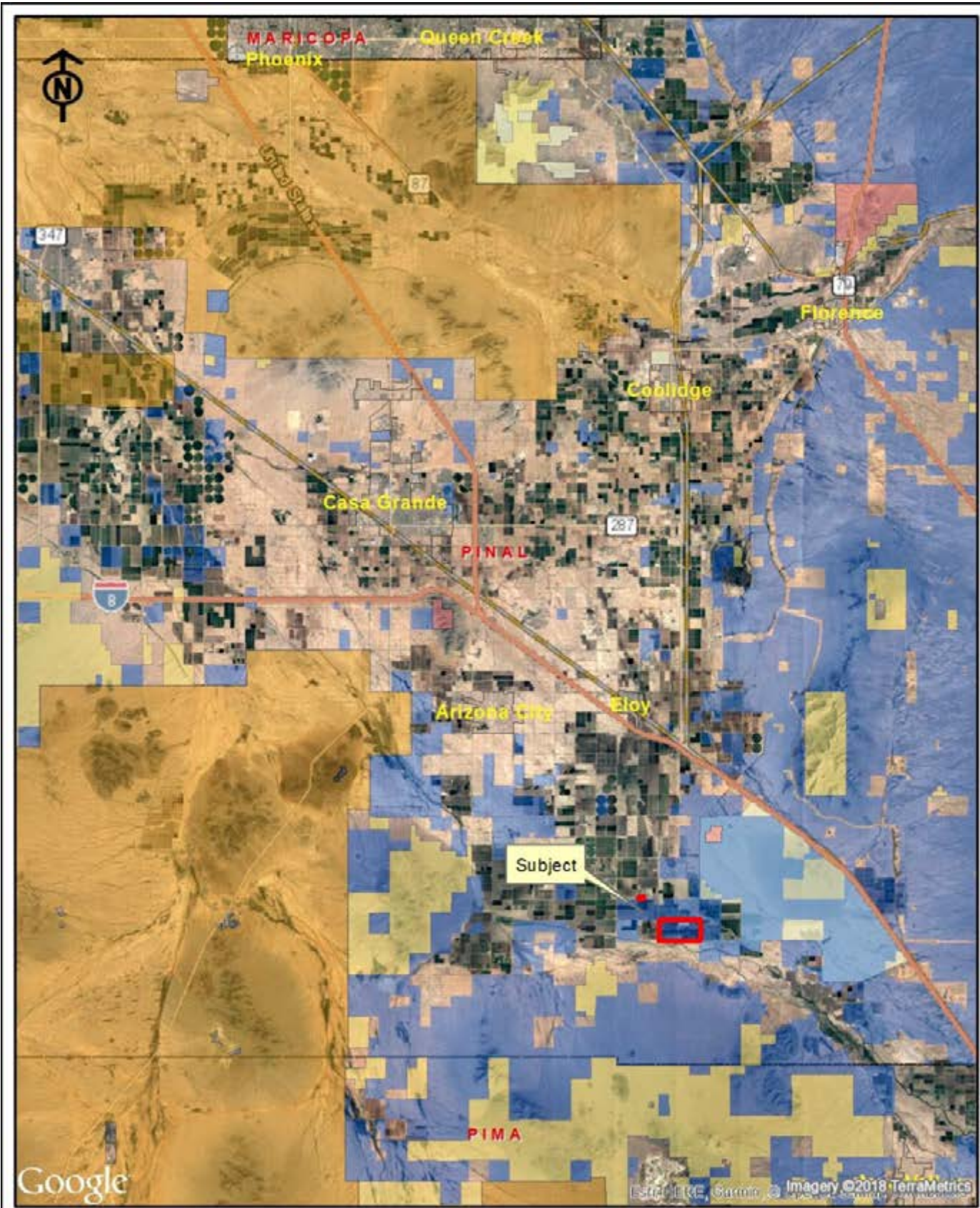
**STATE AG LEASE FEE** \$54,033.75, 2018

**PRICE** \$3,500,000

**TERMS** Cash







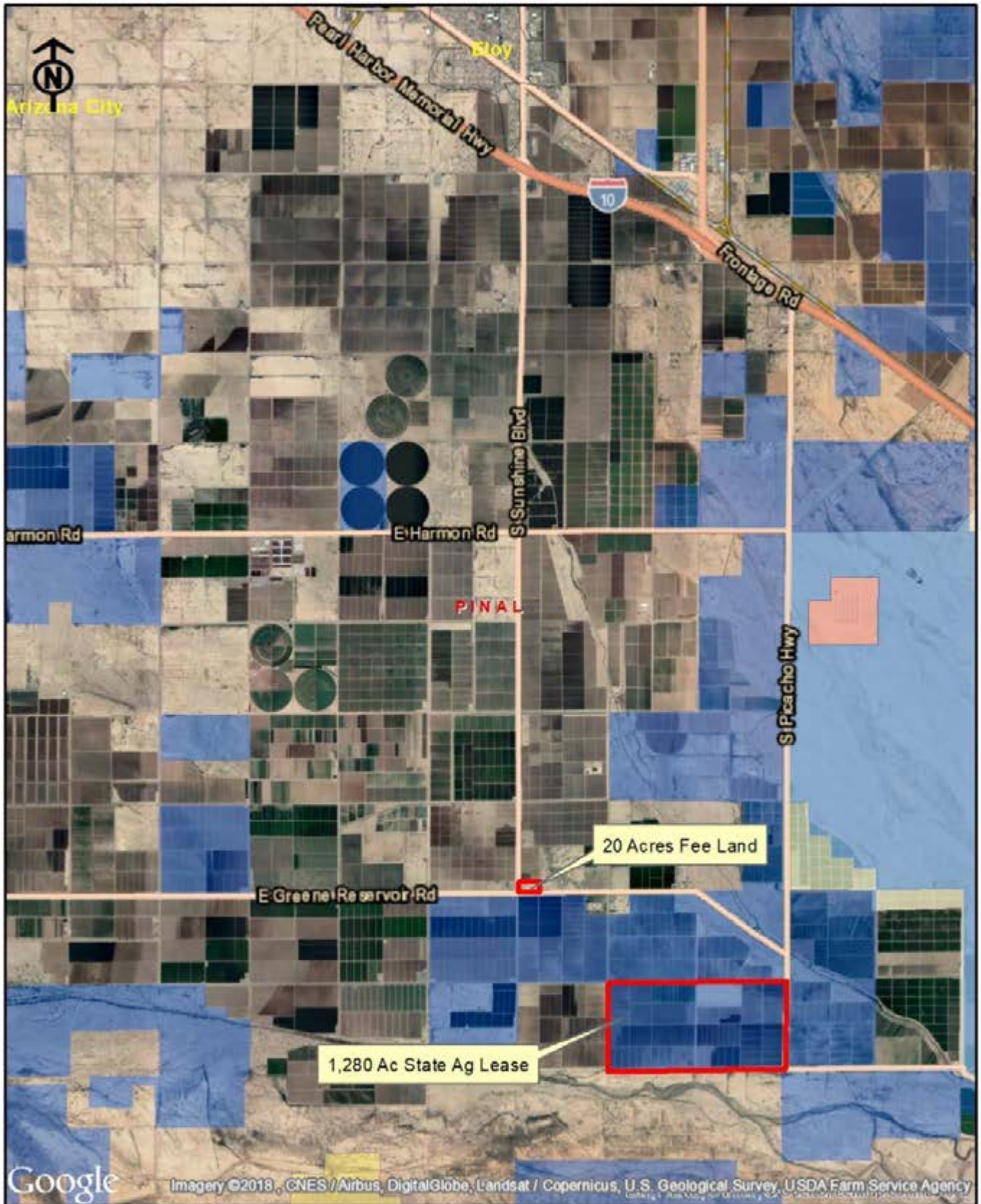
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**Three Rivers Ag Investments**  
 Friendly Corners State Ag Lease Farm  
 Location Map

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



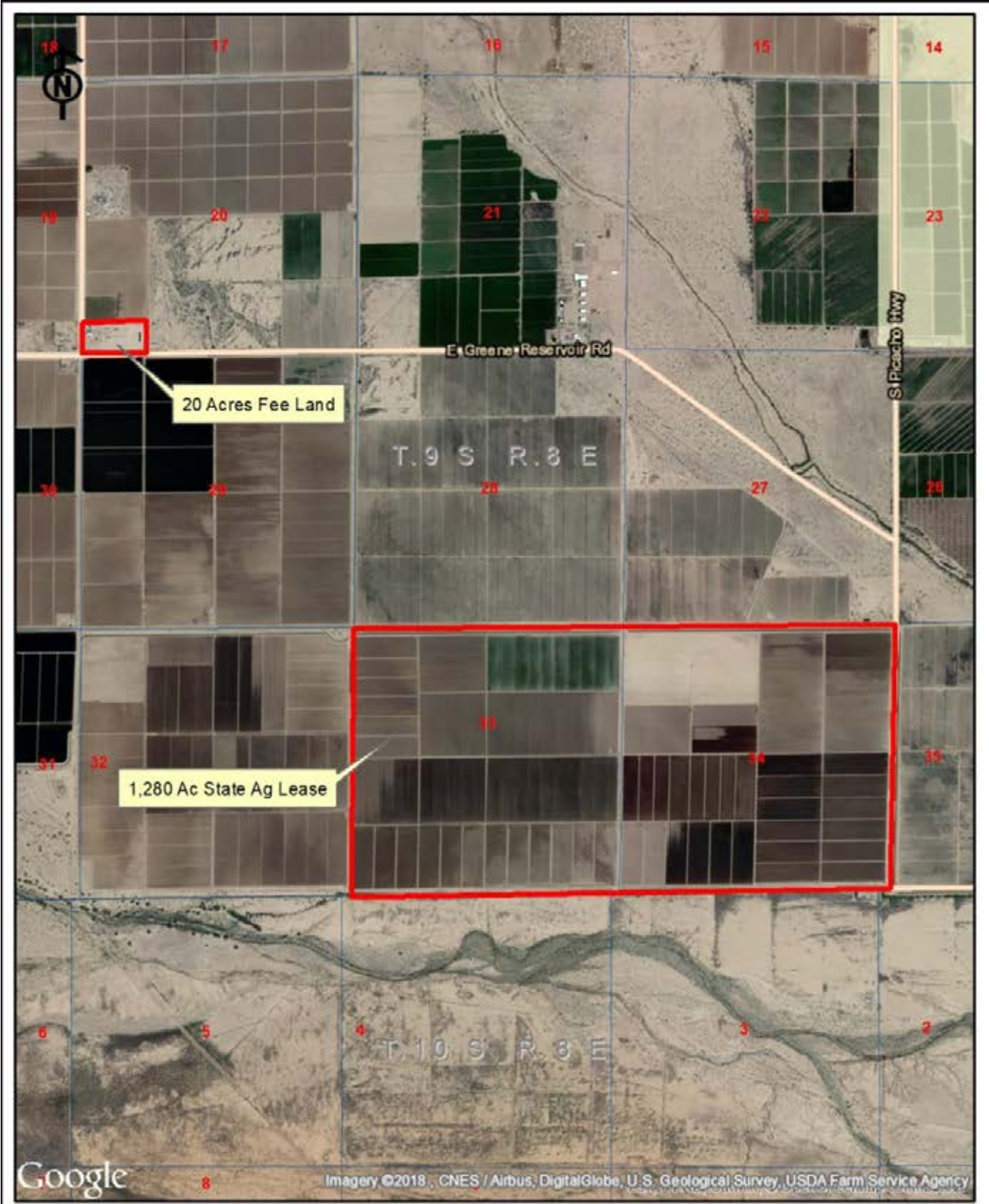


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**Three Rivers Ag Investments**  
 Friendly Corners State Ag Lease Farm  
 Area Map

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





**Three Rivers Ag Investments**  
 Friendly Corners State Ag Lease Farm  
 Aerial Map

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



**FRIENDLY CORNERS FARM, PINAL COUNTY, ARIZONA**



2018 Cotton crop



Flood irrigation

**FRIENDLY CORNERS FARM, PINAL COUNTY, ARIZONA**



200,000 bu. grain storage capacity



7,600 s.f. shop building, metal construction over concrete floor