



**Three Rivers**  
AG INVESTMENTS

For further information,  
please contact:

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**HERITAGE PECANS**

Cochise County, Arizona  
76+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION** Seventh leaf pecan planting located on the south side of Gleeson Road at Bell Road, two miles east of Highway 191, Elfrida, Cochise County, Arizona.

**ACREAGE** Total acres 76+/-  
GFWR acres 76.18 (application submitted with Douglas AMA)  
Planted acres 70

**LEGAL** Generally described as a portion of the northeast quarter of Section 14, T20S, R26E, G&SRB&M, Cochise County, Arizona.

**APN** 403-19-003B

**IRRIGATION** One active irrigation well delivering water to pecans through highly efficient drip irrigation system designed by Landmark Irrigation consisting of Flow Guard sand media filtration and triple drip line with Dripnet pressure compensating emitters. Two line subsurface, one line above ground. Active well is 1,005' deep, 12-3/4" casing, 150 hp electric motor, delivering 600-650 GPM. The farm holds a GFWR for 76.18 acres within the Douglas AMA (application submitted).

**PLANTINGS** 70 acres of pecans, 80% Waco with 20% Wichita varieties, 30'x20' spacing, planted Spring of 2018.

**IMPROVEMENTS** Garage/storage facility  
Office/apartment  
RV pad

SOILS	Series	Class	Approx. %
	45-Diaspar sandy loam	Ile	23.7
	78-Guest silty clay loam	IIIw	18.2
	137-Swisshelm sandy loam	Ile	3.9
	145-Ubik loam	IIIw	54.3

**ELEVATION** From 4,185' – 4,200'

**FLOOD ZONE** Approximately 25% Zone X, approximately 75% Zone A.

**ZONING** RU-4, Cochise County

**TAXES** \$834.90 per year based on 2023.

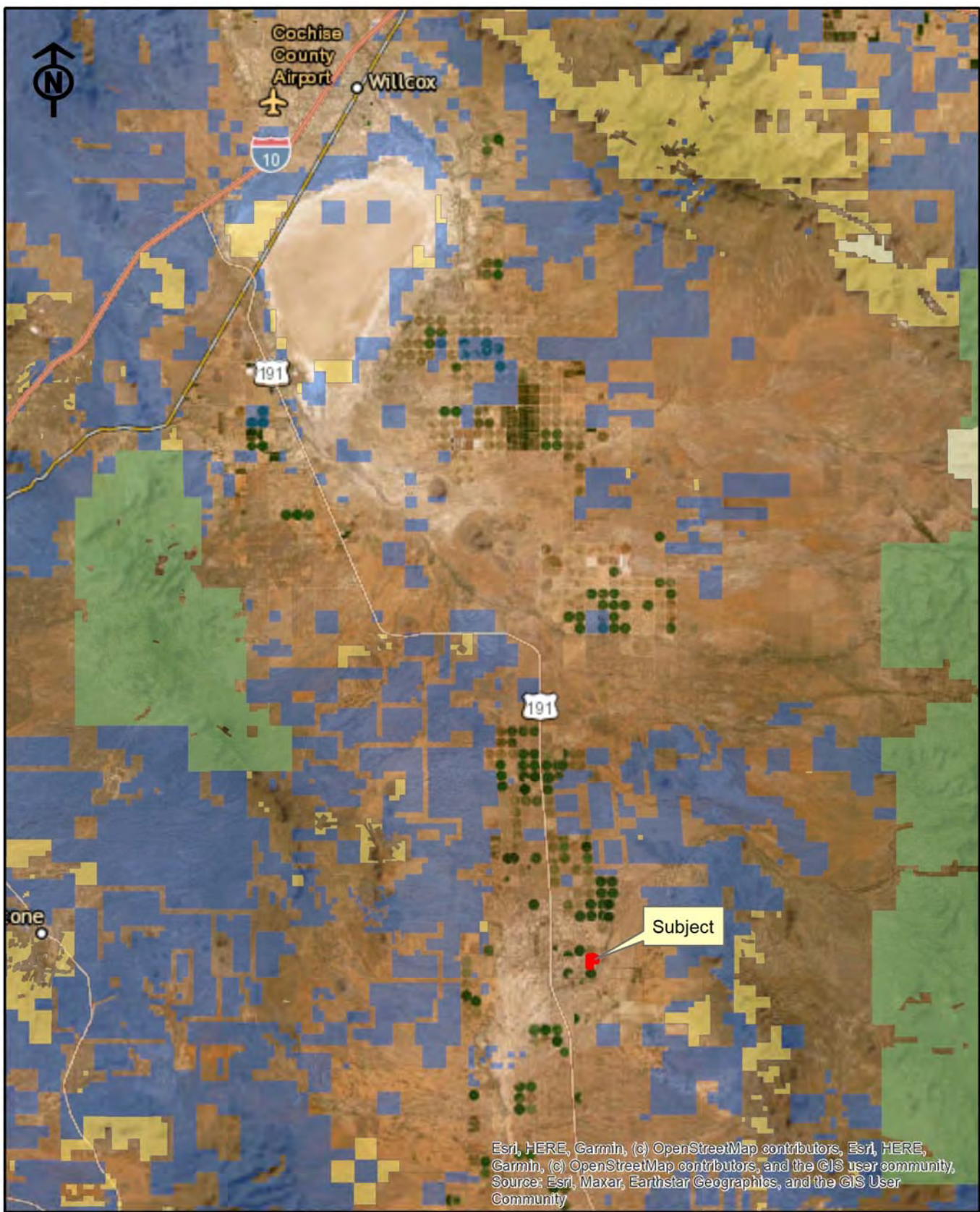
**PRICE** \$1,450,000 or \$19,079 per acre

**TERMS** Cash

**COMMENTS**

- Growth potential for cash flow as trees mature.
- Management available for absentee owner. Contact listing agent.



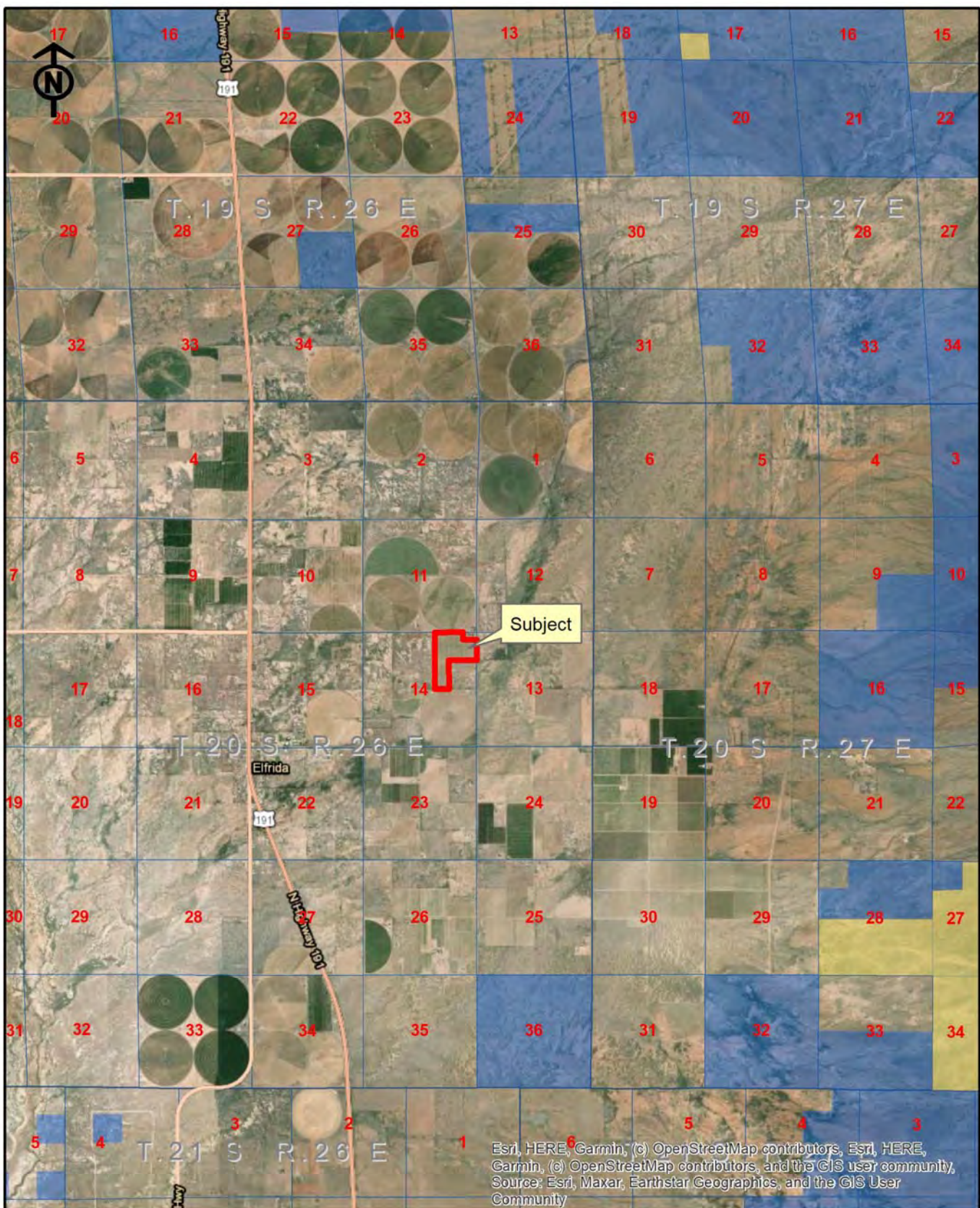


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# Three Rivers Ag Investments Heritage Pecans Location Map

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



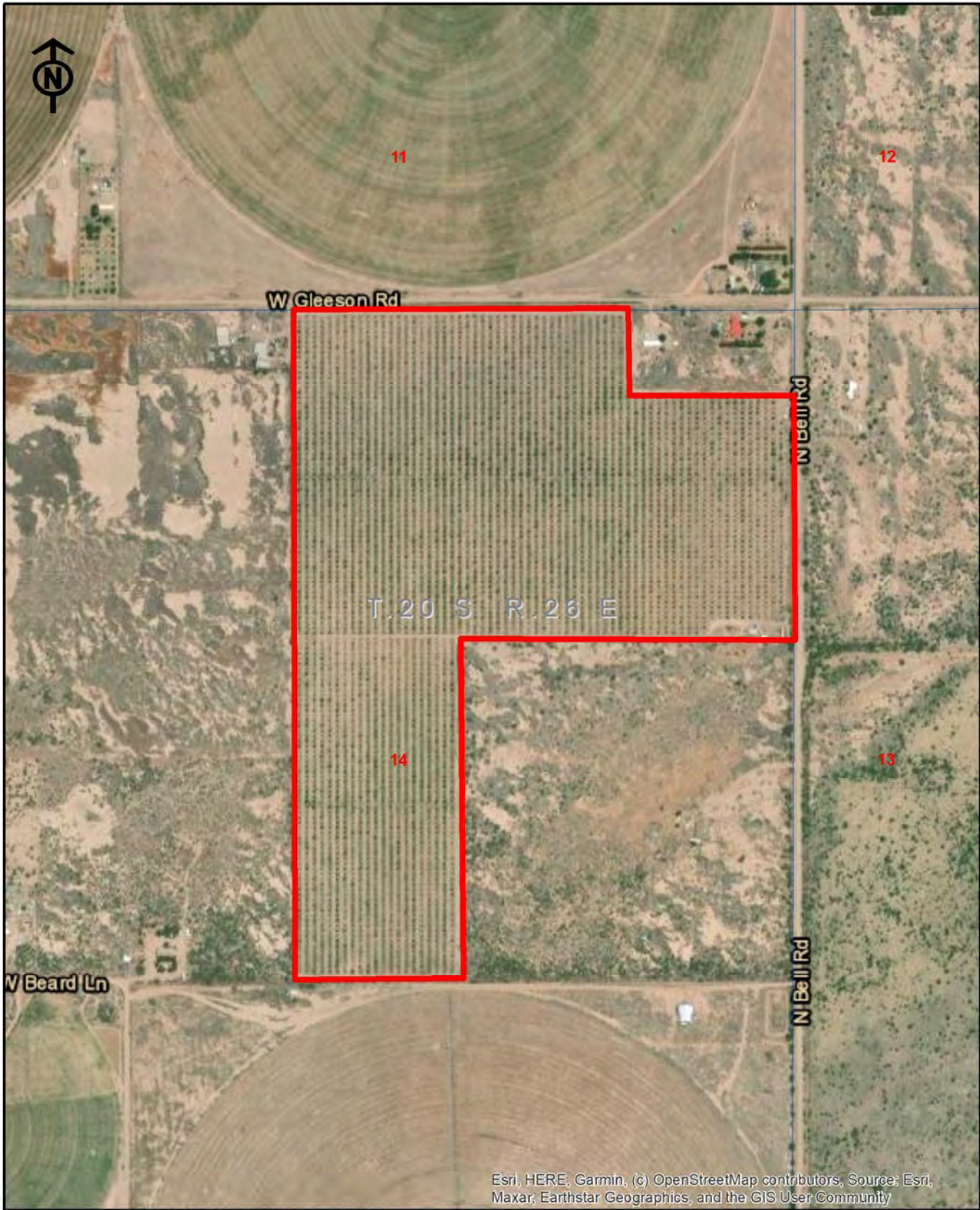


# Three Rivers Ag Investments

## Heritage Pecans Area Map

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





**Three Rivers Ag Investments**  
Heritage Pecans  
Aerial Map

Jack M. Doughty  
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## HERITAGE PECANS , COCHISE COUNTY, ARIZONA



Pecans planted 2018, 20' x 30' spacing



Well 1,005' deep, 12-3/4" casing, 150 hp, 600-650 gpm

## HERITAGE PECANS, COCHISE COUNTY, ARIZONA



Garage/storage building



Pecan trees with two subsurface drip lines and one above ground drip line



## HERITAGE PECANS, COCHISE COUNTY, ARIZONA



Flow Guard sand media filtration system



Office/apartment, partially complete