



Three Rivers
AG INVESTMENTS

For further information,
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HOGUE 240 FARM

Cochise County, Arizona
239.26 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Located at the southwest corner of Dearing and Ingram Roads approximately seven miles northwest from the City of Willcox, Arizona. Access is two miles west of Fort Grant Road, approximately 4.5 miles north of I-10.

LEGAL

Generally described as Lot 5 Section 5, Lot 1 Section 8 and the northeast quarter of Section 8, Township 13 South, Range 24 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

APN

202-06-009 and 202-09-001

ACREAGE

Total acres	239.26
Pivot irrigated acres	180.00

IRRIGATION

There are three irrigation wells delivering water to two center pivot sprinklers. Pivot sprinklers include: one 120-acre full circle 2014 Zimmatic and one 60-acre half circle 2000 Zimmatic with upgraded drops and nozzles. Wells have a capacity of approximately 1,300 gpm.

SOILS

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

ELEVATION

Approximately 4,220'

ZONING

RU4, minimum four acre lot size per residence, Cochise County.

TAXES

\$1,044.32 per year based on 2015 taxes.

FLOOD ZONE

Approximately 60% of the property lies within "Zone X", areas determined to be outside the 0.2% annual chance floodplain and approximately 40% within "Zone AO", subject to sheet flooding at flood depths up to 1' per FEMA Map 04003C0425F.

PRICE

\$936,000 or \$3,900 per acre

TERMS

Cash

