



Three Rivers AG INVESTMENTS

For further information,
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HYDER RANCH FARM

Yuma and Maricopa Counties, Arizona

4,516+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Known for deep well drained soils this desert pump farm is located within the Hyder Valley north of the Gila River, approximately 50 miles west of the Town of Gila Bend, Arizona. Access from Phoenix, take I-10 approximately 30 miles to State Route 85, then south approximately 35 miles to I-8, then west approximately 30 miles to Aqua Caliente Road, then northwest approximately 16 miles to Butterfield Stage Road, then west approximately five miles to the farm headquarters.

ACREAGE

Total Acres	4,516.64+/-
Idle Cropland Acres	3,728.20+/-
Date Acres	86.40+/-
Citrus Acres	56.70+/-

LEGAL

Lengthy legal, see attached maps.

IRRIGATION

There are 29 irrigation wells and two domestic wells. The farm is not fully developed, the plan called for approximately 3,728.2 acres of subsurface drip irrigated farmland, most of which has been installed. Wells range from 480' – 1,372' deep once powered by both electric motors and gas engines. Subsurface drip irrigation system on 40" spacing.

SOILS

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

IMPROVEMENTS

Office Building	1,983 s.f.
Warehouse Barns (2)	14,700 s.f. each
Shop Building	6,400 s.f. including 2,400 s.f. enclosed
Processing Building	14,700 s.f.
Scale	12'x'80' platform truck scale.
Topaz Shop	3,264 s.f.

ELEVATION

580' – 740'

ZONING

About 96% of the property is zoned RA-40 Yuma County and the remaining 4% is RA-190 Maricopa County.

FLOOD ZONE

Approximately 3% of the property lies within "Zone A" per FEMA Map designation, special flood hazard area subject to inundation by 1% annual chance flood, approximately 4% of the property lies within "Zone X," areas determined to be outside the .02% annual chance floodplain and 93% in "Zone D" area of undetermined but possible flood hazards.

TAXES

\$25,324.39 per year based on 2022 taxes.

PRICE

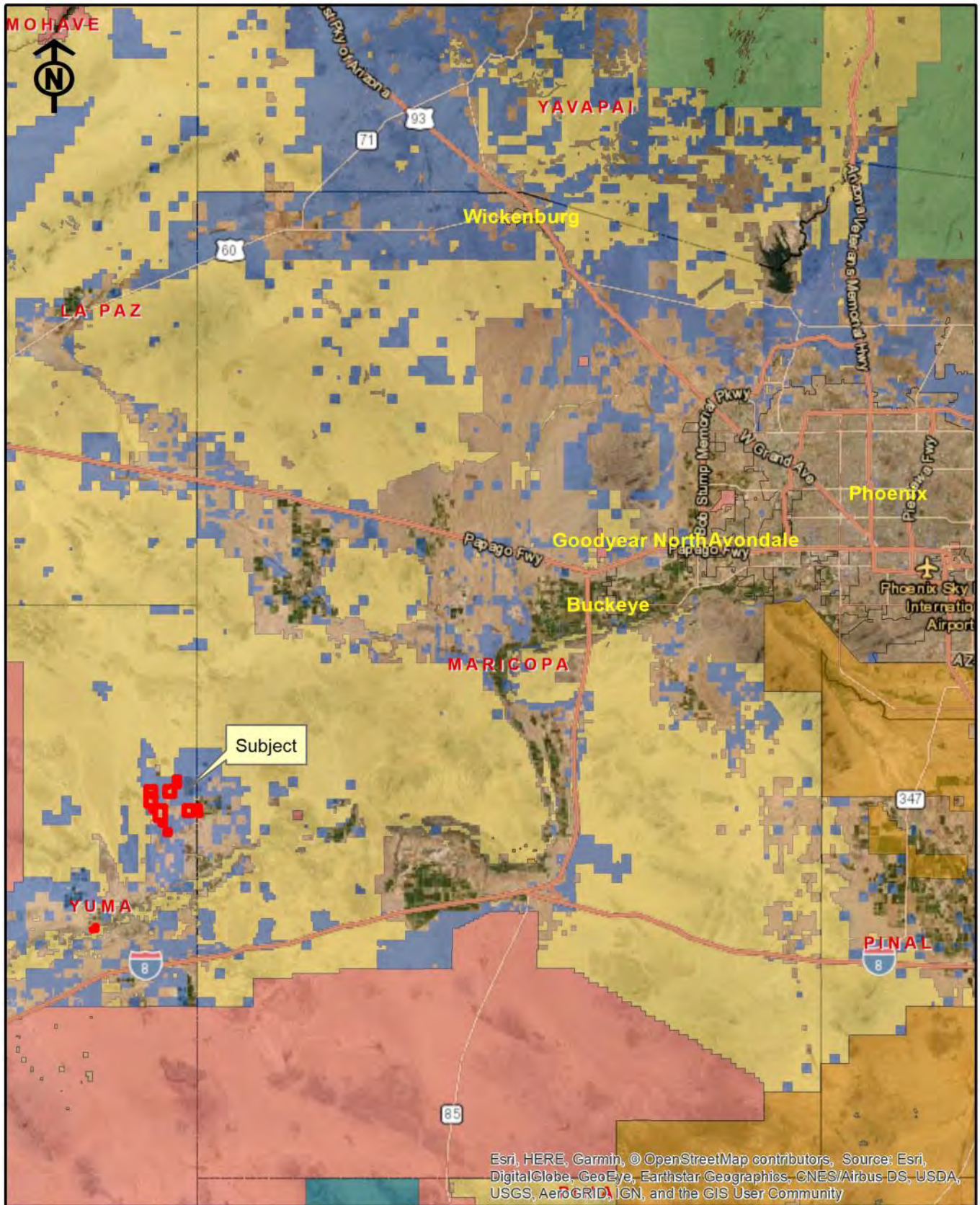
\$12,420,000

TERMS

Cash

COMMENTS

- Previous ownership developed for cotton and hemp farming with drip irrigation.
- This idle bank owned farm has potential for organic produce, desert alfalfa or citrus development.
- Will sell all or part.

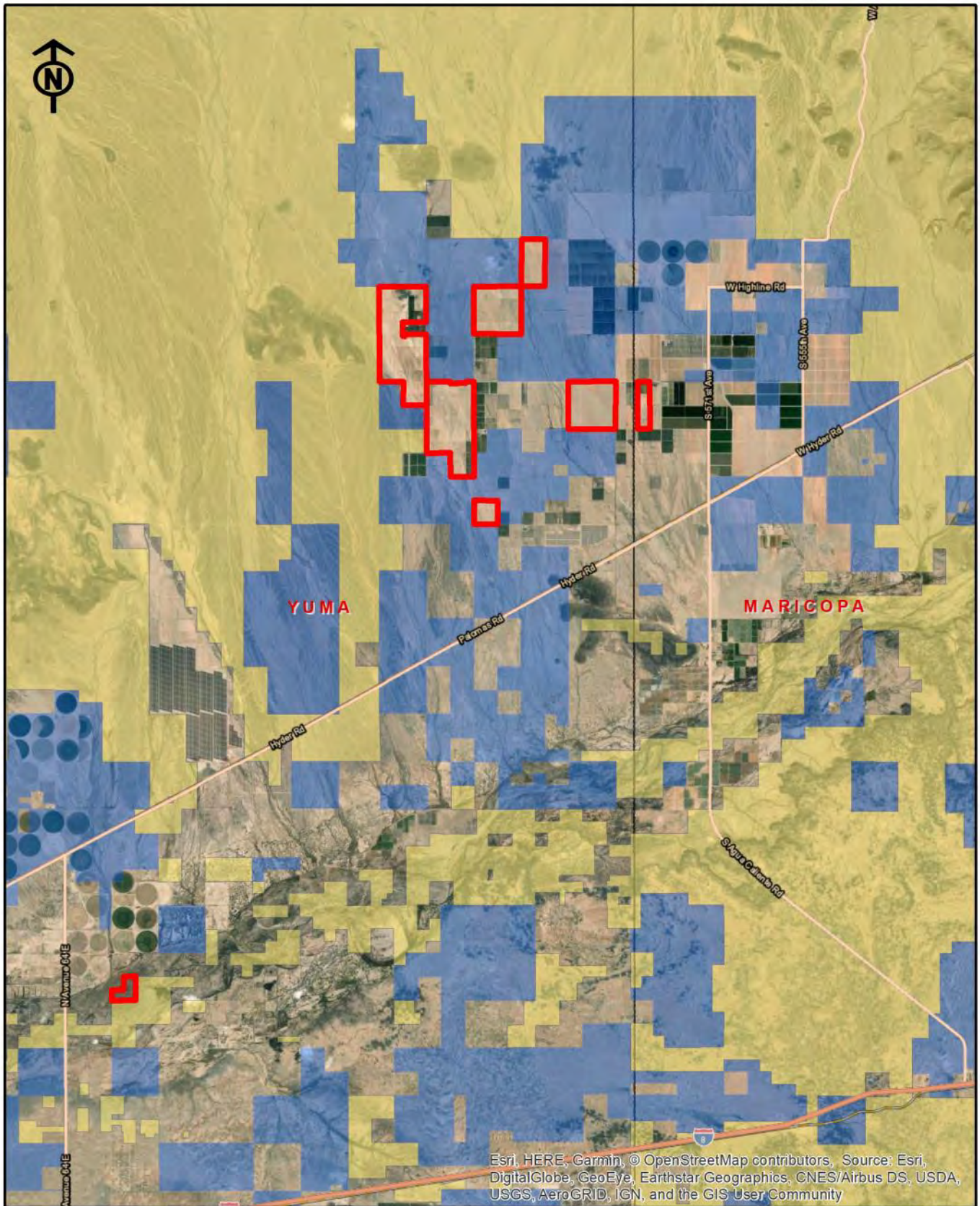


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Hyder Ranch Farm

Location Map

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



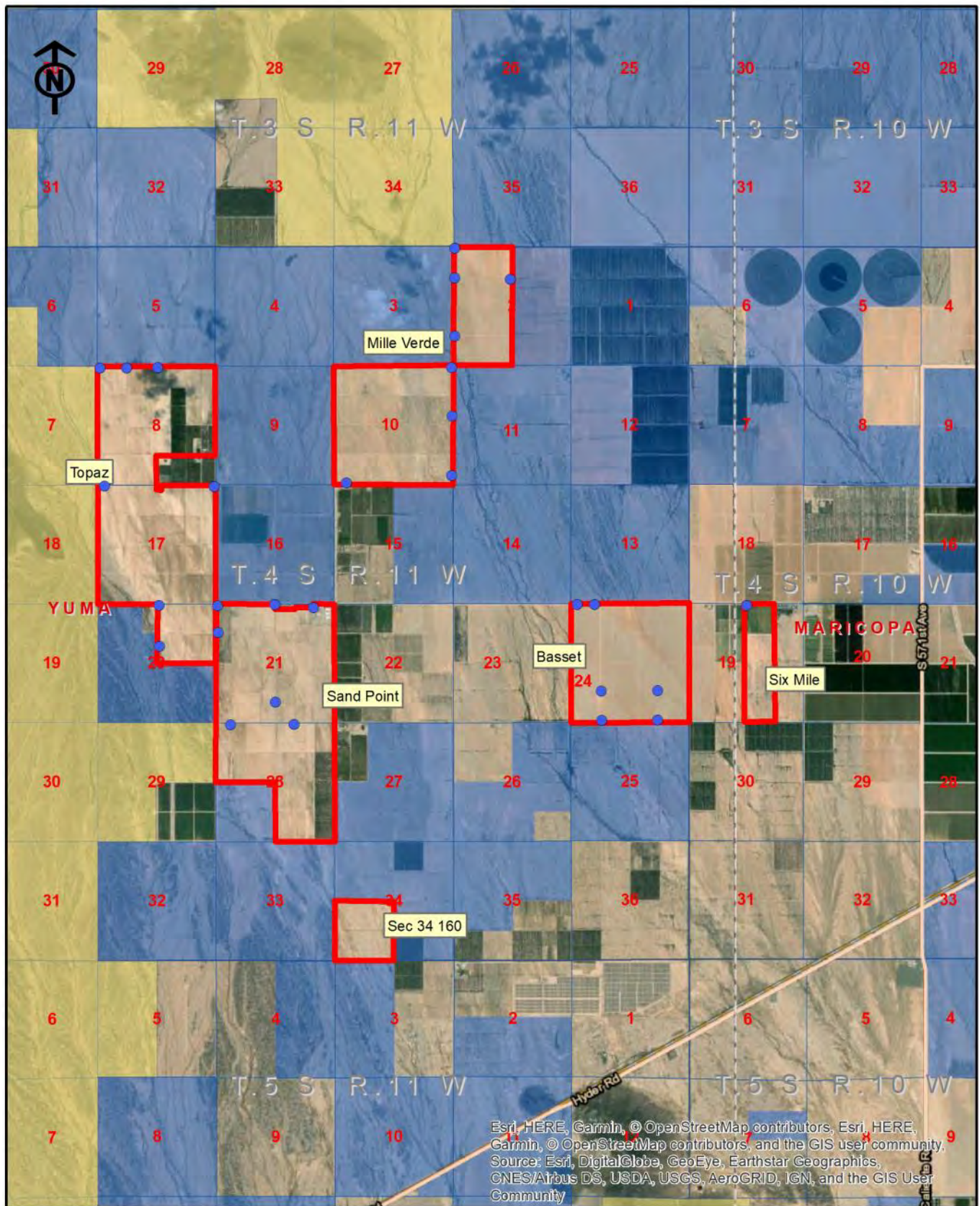
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Hyder Ranch Farm

Area Map

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



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Hyder Ranch Farm

Aerial Map

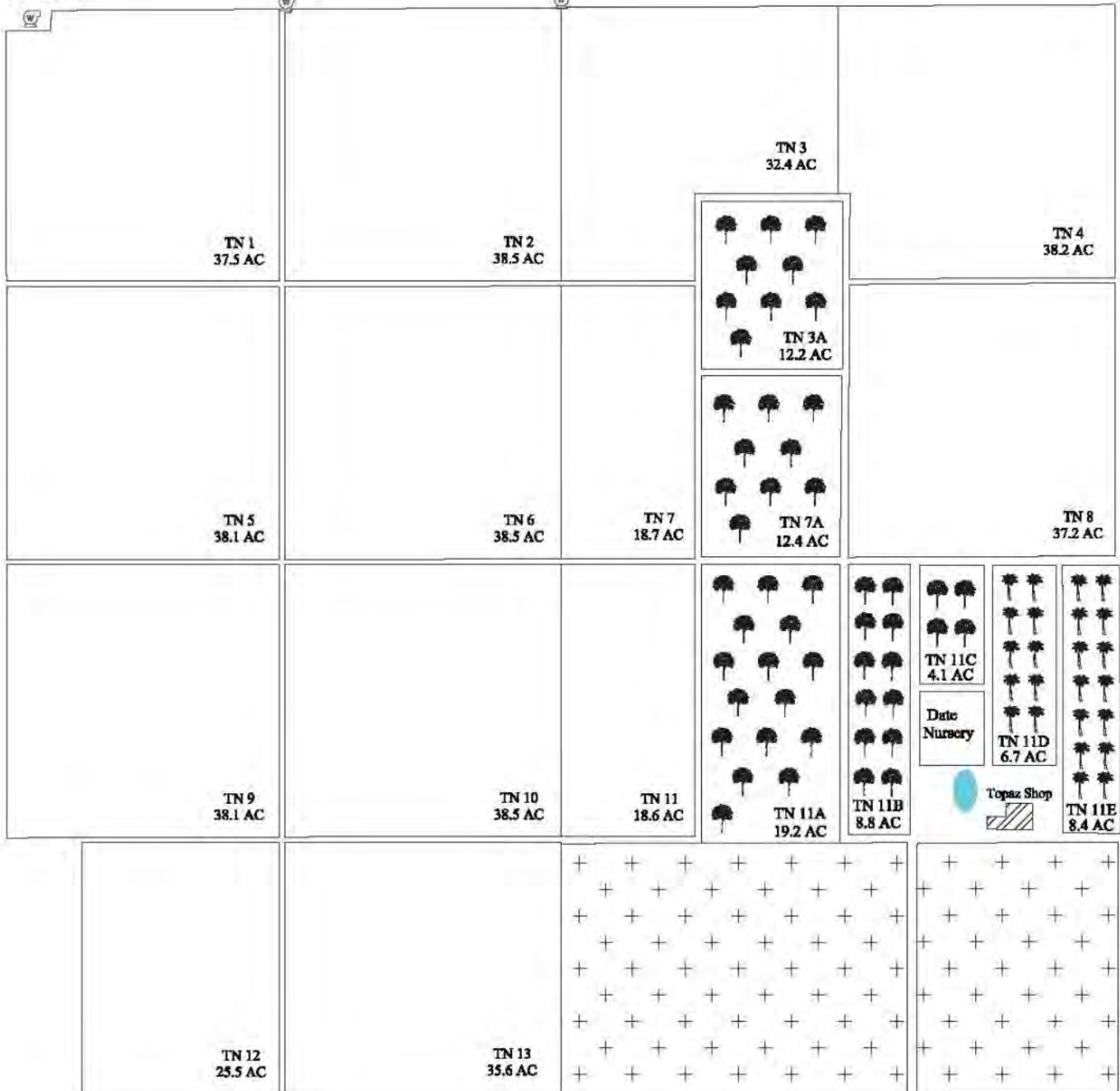
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Topaz Well 1

Topaz Well 2

Topaz Well 3



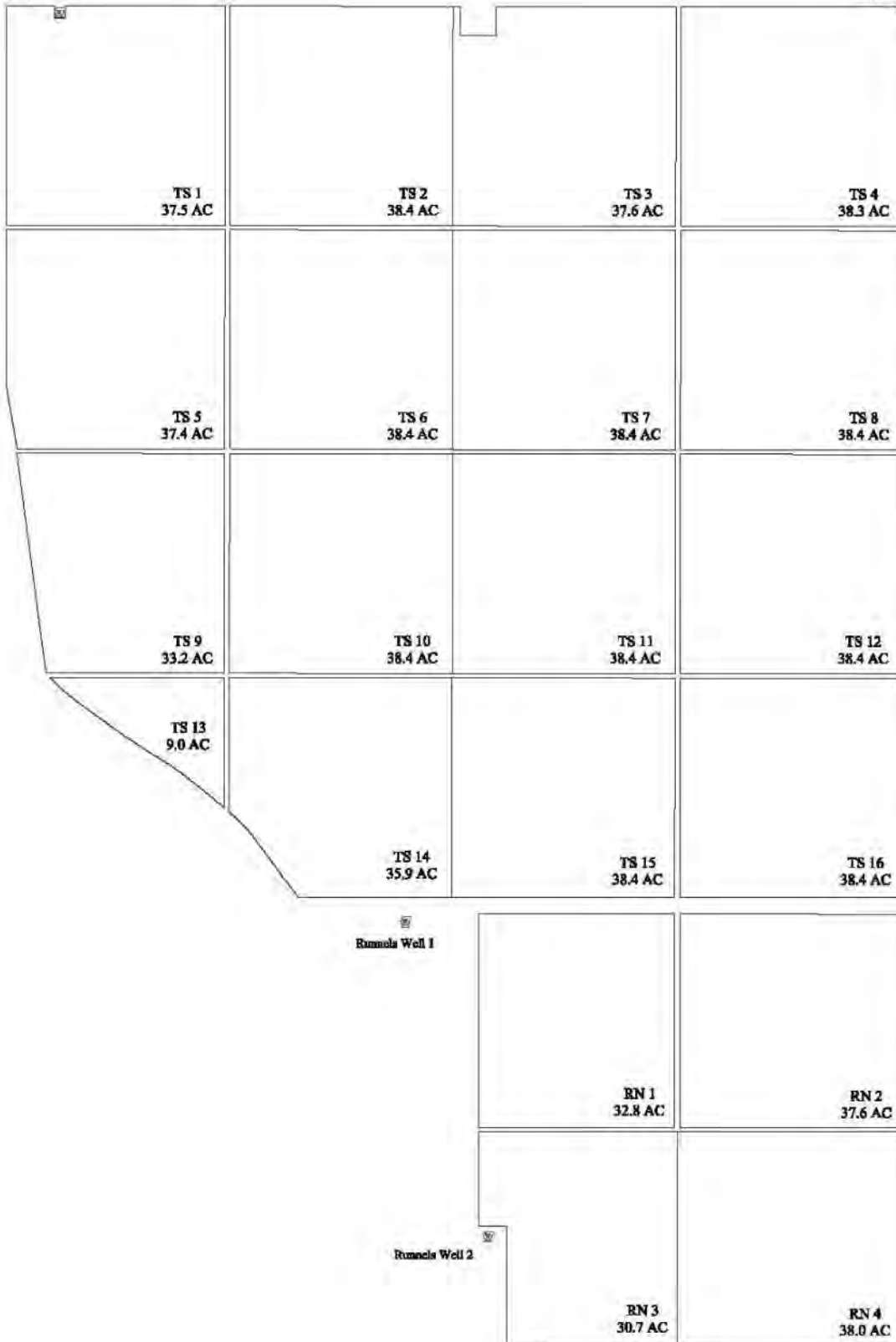
Topaz Well 4

Topaz Well 5

Sheet 1 of 1	Drawing No. 2	REVISIONS			 THE RANCH YUMA COUNTY • 5,000 ACRES	Topaz North Field Map Integrated Ag	1.5"=1000' 507.2 Acres	Drawn By: CSK/mtc Date: 2/7/17 Title: Project Engineer
		Date	Description	Approved				

Topaz Well 4

Topaz Well 3



Ramada Well 1

Ramada Well 2

Sand Point Well 1

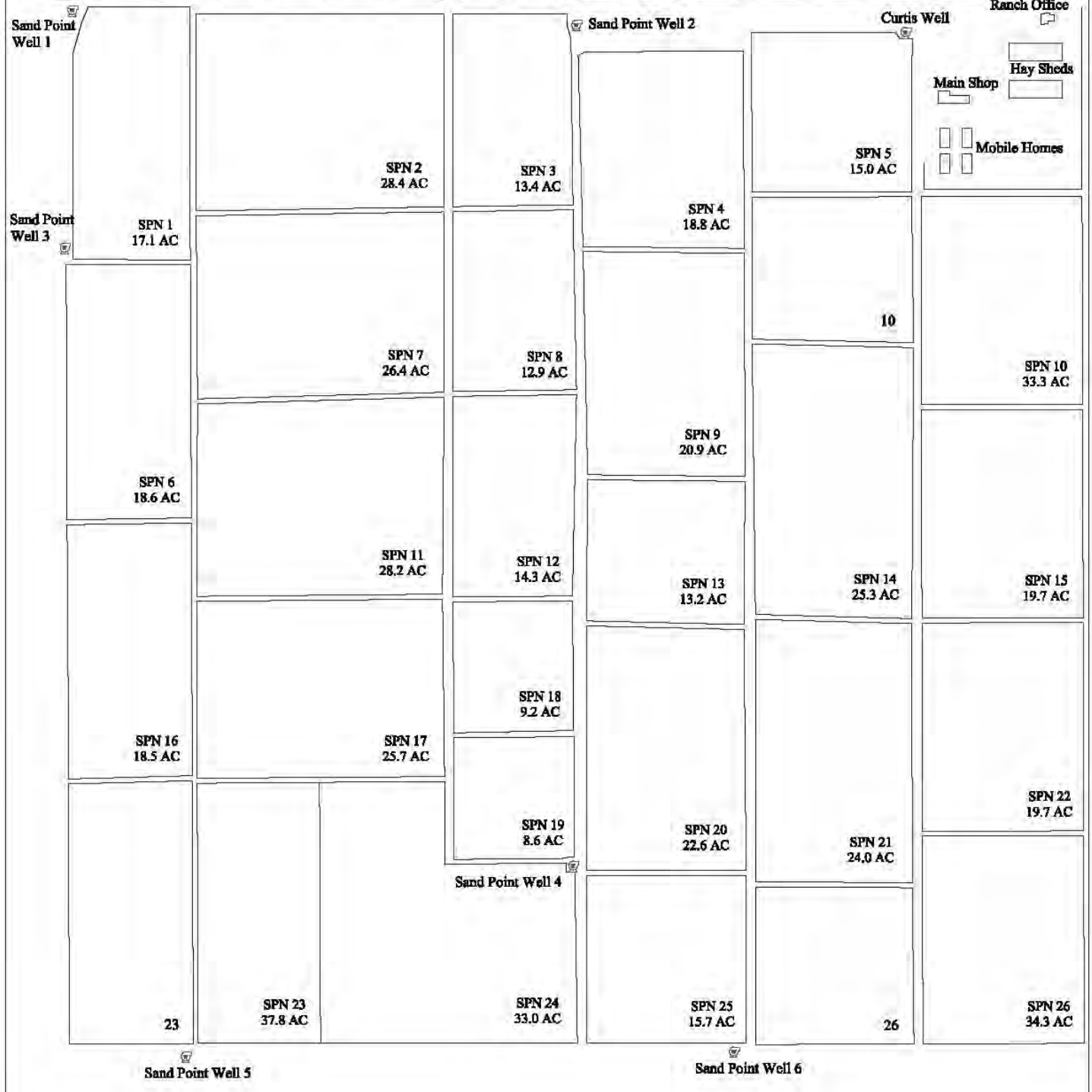
Sand Point Well 3

Sheet 1 of 1	Drawing No.	REVISIONS		 THE RANCH YUMA COUNTY • 5,000 ACRES	Topaz South Field Map	1.2" = 1000'	
		Date	Description			713.6 Acres	
						Drawn By: <u>CShearer</u> Date <u>2/7/17</u> Title: <u>Project Engineer</u>	

Integrated Ag



Butterfield Stage Road

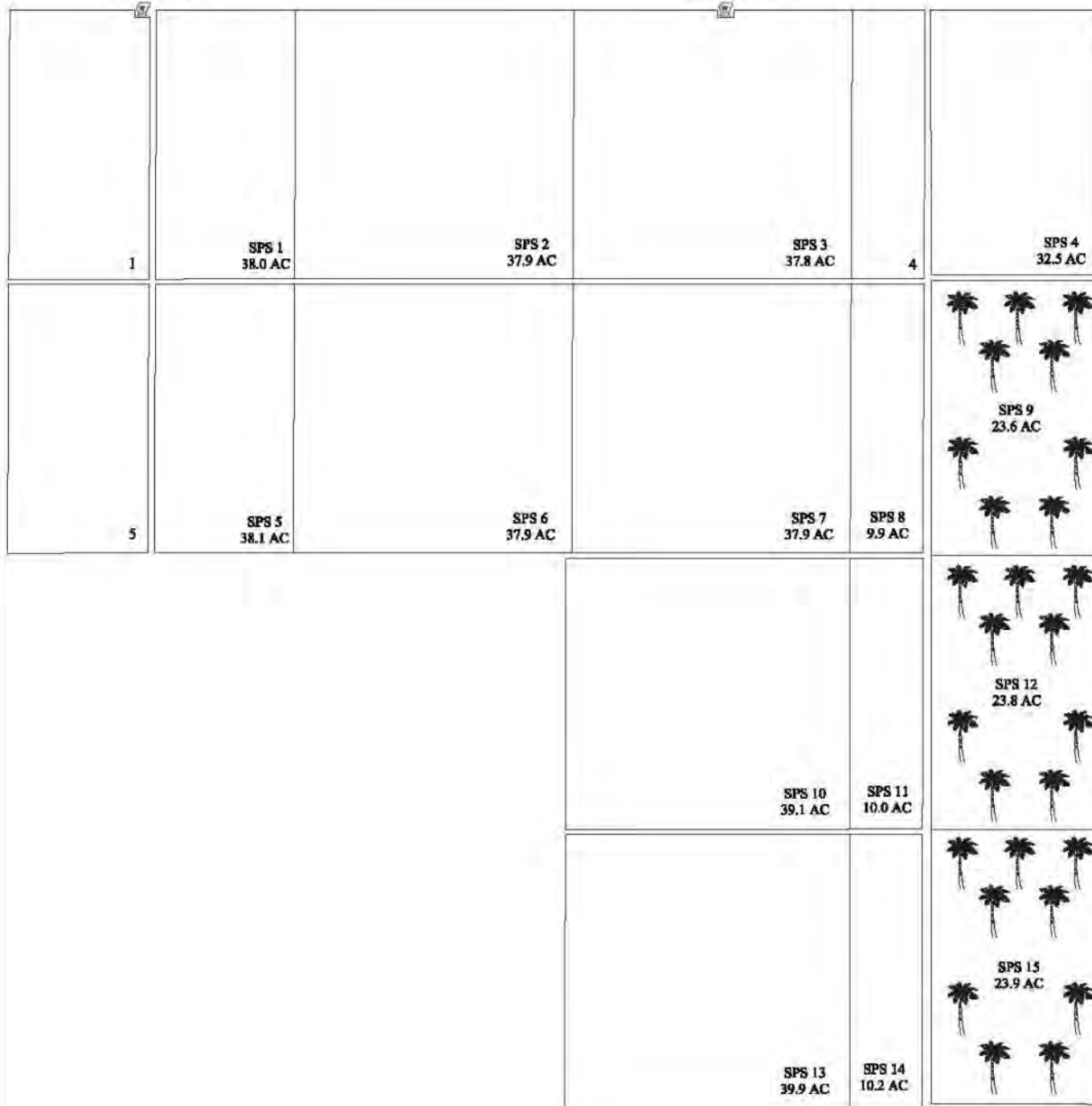


Sheet 1 of 1	Drawing No. 2	REVISIONS:			 THE RANCH YUMA COUNTY - 5,000 ACRES	Sand Point North Field Map		1.5"=1000'	
		Date	Description	Approved				554.6 Acres	
Integrated Ag						Drawn By: CSkoobor	Date: 2/7/17	Title: Project Engineer	



Sand Point Well 5

Sand Point Well 6

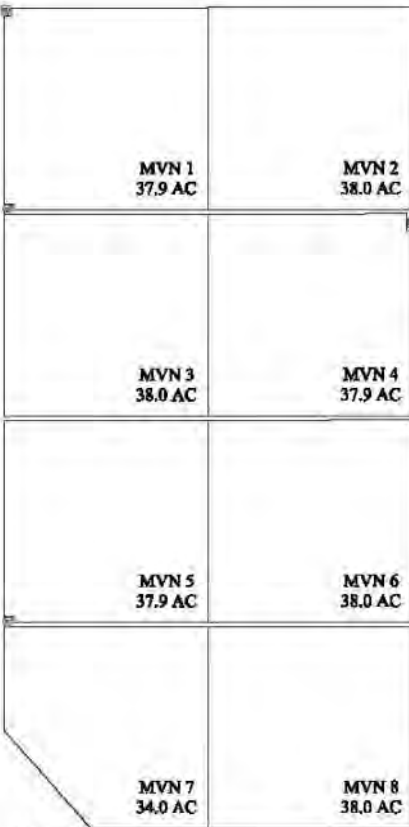


Sheet 1 of 1	Drawing No.	REVISIONS			 THE RANCH YUMA COUNTY • 5,000 ACRES	Sand Point South Field Map	1.5"=1000'
		Date	Description	Approved			440.5 Acres
						Integrated Ag	Drawn By: CSkoar Date 2/7/17 Title: Project Engineer

Mille Verde
Well 1

Mille Verde
Well 2

Mille Verde
Well 4

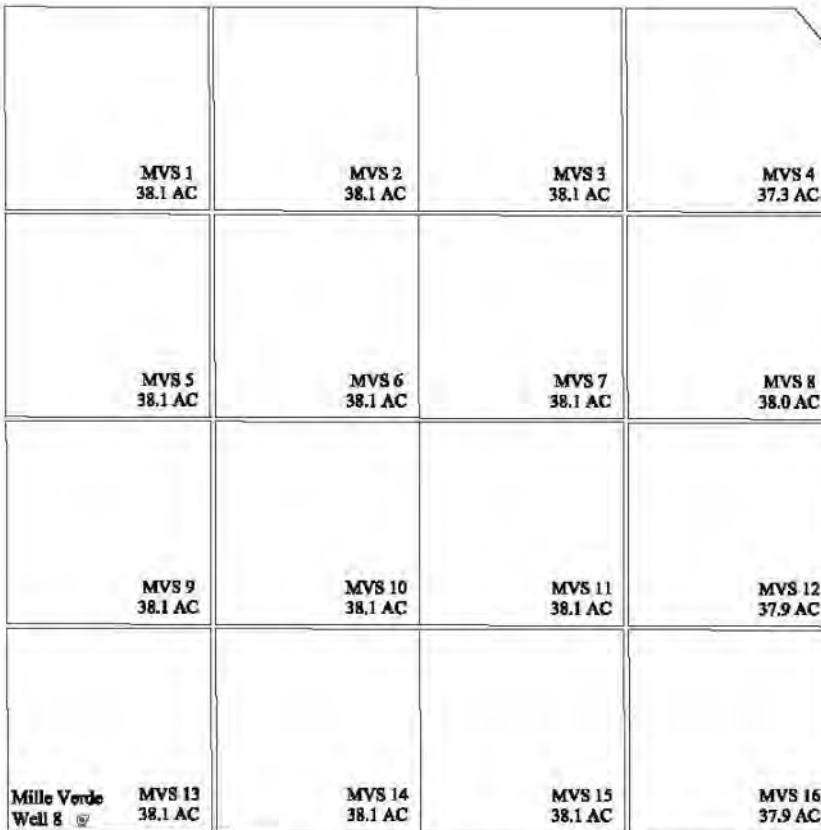


Mille Verde
Well 3

Mille Verde
Well 5

Mille Verde
Well 6

Mille Verde
Well 7



Mille Verde
Well 8

Sheet 1 of 1	Drawing No.	REVISIONS			 YUMA COUNTY - 5,000 ACRES	Mille Verde Field Map		1"=1000'	
								908 Acres	
		Date	Description	Approved		Integrated Ag		Drawn By: CSK/01111	Date: 2/7/17
					Title: Project Engineer				



Main Office
2 Miles

Butterfield Stage Road

Basset Well 1		Basset Well 2					
BT 1 37.4 AC		BT 2 37.4 AC		BT 3 37.4 AC		BT 4 37.4 AC	
BT 5 37.4 AC		BT 6 37.4 AC		BT 7 37.4 AC		BT 8 37.4 AC	
BT 9 37.4 AC		BT 10 37.3 AC		BT 11 37.3 AC		BT 12 37.4 AC	
BT 13 37.4 AC		Basset Well 3		Basset Well 4		BT 16 37.4 AC	
		BT 14 37.3 AC		BT 15 37.3 AC			
Basset Well 5				Basset Well 6			

Sheet 1 of 1	Drawing No.	REVISIONS			 THE RANCH YUMA COUNTY • 5,000 ACRES	Basset Field Map	1.5" = 1000'	
		Date	Description	Approved			598 Acres	
						Integrated Ag	Drawn By: CShoemaker Date 2/7/17	Title: Project Engineer

Butterfield Stage Road



SM 1
37.2 AC

SM 2
37.4 AC

SM 3
37.4 AC

SM 4
37.4 AC

Sheet 1 of 1	Drawing No. 2	REVISIONS			 THE RANCH YUMA COUNTY - 5,000 ACRES	Six Mile Field Map Integrated Ag		1"=500'
		Date	Description	Approved				149.4 Acres
					Drawn By: CSkooper Date 2/7/17 Title: Project Engineer			

HYDER RANCH FARM, YUMA AND MARICOPA COUNTIES



Sand media filtration at Bassett well site 6



300 HP, Six Mile well site

HYDER RANCH FARM, YUMA AND MARICOPA COUNTIES



Natural gas engine Mille Verde well site 5



Shop building 6,400 sq ft with 2,400 sq ft enclosed

HYDER RANCH FARM, YUMA AND MARICOPA COUNTIES



One of three warehouse building 70'x210' reinforced concrete floors, metal clad, 2017



Office building 1,983 sq. ft., concrete floors, slump block construction