



Three Rivers AG INVESTMENTS

For further information,
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JOHNSON 11 QUARTERS FARM

Cochise County, Arizona

1,761 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION This non-contiguous farm is located at the northern end of the fertile Sulphur Springs Valley. All tracts are within a three mile radius off Fort Grant Road, approximately 11 miles north of Willcox, Cochise County, Arizona.

ACREAGE Total acres 1,761 +/-
Pivot irrigated acres 1,080 +/-

LEGAL Generally described as the west half of Section 4; the east half of Section 5; all of Section 7 except the southwest quarter thereof; the southwest quarter of Section 29; and the northwest quarter and southeast quarter of Section 33, all in T12S, R24E; and the southwest quarter of Section 12, T12S, R23E, G&SRB&M, Cochise County.

APN 201-05-111, 112, 122A; 201-03-001; 201-04-001; 201-18-001B; 201-27-005; 201-31-004A, 004B, 006; 201-32-009C; 209-15-003L and 003N.

IRRIGATION There are 12 active irrigation wells delivering water to nine center pivot sprinkler systems.

SOILS Class I, II and III soils suitable for irrigated crop production typically grown in the area.

IMPROVEMENTS 4,750 s.f. metal shop building.

ZONING RU-4, minimum 4 acre lot size per residence, Cochise County.

ELEVATION 4,226' – 4,350'

FLOOD ZONE "Zone X", areas determined to be outside the .02% annual chance floodplain. FEMA Maps 04003C1400F.

TAXES \$13,795.71 per year based on 2016 taxes.

PRICE \$7,261,500 or \$4,124 per acre

TERMS Cash

COMMENTS

- Owner will sell all or part
- Presently leased to area farmers

