



Three Rivers AG INVESTMENTS

For further information,
please contact:

Jack Doughty

4960 South Gilbert Road
Suite 1-606
Chandler, AZ 85249

Office: (480) 802-2305
Cell: (602) 228-0563

jdoughty@threeriversag.com
www.threeriversag.com

KS FARM 890

Cochise County, Arizona

890 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Known for its deep well-drained, productive soils, this property is located in the Kansas Settlement region of Cochise County, Arizona. The farm fronts Kansas Settlement Road, approximately 16 miles south of the City of Willcox.

ACREAGE

Total acres 890+/-
FSA cropland acres 821

LEGAL

Generally described as the E1/2 of Section 19, T15S, R26E; the SE1/4, E1/2 of the SW1/4, and the S 1,687' of the W 500' of the SW1/4 of Section 13; and the N1/2 of Section 24, except the S 330' of the W 1,330' thereof, T15S, R25E, G&SRB&M, Cochise County, Arizona.

APN

204-24-025A, 025H, 026A and 305-32-018

IRRIGATION

There are 14 irrigation wells of which 10 wells are equipped with pumps, 8 submersible pumps 15-100hp and two turbine pumps 20 and 120hp. Well depths range from 103'-1,100', with bowls typically set from 70'-400' deep. The farm has high potential for sustainable water production. Historically the farm has produced onions with small grain in rotation under drip irrigation. These shallow wells appear to be located in a productive aquifer area of the valley, having potential to deepen for maximum production.

SOILS

Class I and II soils suitable for irrigated crops typically grown in the area.

IMPROVEMENTS

120'x135' metal over concrete packing and storage building;
30'x80' metal shop building;
Approximate 1,184 square foot employee residence; and
Two labor houses each approximately 405 square feet.

ELEVATION

4,200' to 4,259'

ZONING

RU4, Cochise County, minimum 4 acre lot size per residence.

TAXES

\$26,992.13 per year based on 2016 taxes.

PRICE

\$1,320,000 or \$1,483 per acre

TERMS

Cash

COMMENTS

Will sell all or part (see attached tract map). This bank owned property will need some work, but excellent potential due to class I and II soils along with productive water area. Historically this farm produced onions with grain in rotation under drip irrigation. Property includes 10 acres of mature pecans.

