



Three Rivers
AG INVESTMENTS

For further information,
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LANGLEY BREWERY FARM

Graham County, Arizona

204.80 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION Located between Highway 70 and Solomon Road east of Safford, Graham County, Arizona. Entrance to the farm is off Solomon Road approximately one-half mile east of Montierth Lane, 2648 E. Solomon Road, Safford, Arizona 85546.

LEGAL A portion of Section 22, Township 7 South, Range 26 East, G&SRB&M, Graham County, Arizona.

APN 103-16-013A and 103-16-221

ACREAGE	Total acres	204.80
	Cropland acres	189.10
	GVID decreed acres	168.80

IRRIGATION The farm receives gravity flow water from the Gila River by its inclusion within the Gila Valley Irrigation District ("GVID"). District irrigation water is delivered from the Montezuma Canal for 91 acres at a cost of \$25.00 per acre; the San Jose Canal for 35.9 acres at a cost of \$40.00 per acre and the Highline Canal for 40.3 acres at a cost of \$135.00 per acre. Water rights to use the Gila River are governed by the Globe Equity Decree. Recent claims and subsequent settlements affect the right and utilization of groundwater and surface water from the GVID. Decreed acres are allotted at six (6) af/acre.



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

ZONING General A, Graham County

ELEVATION From 2,950' to 2,975'

FEMA Flood Zone X

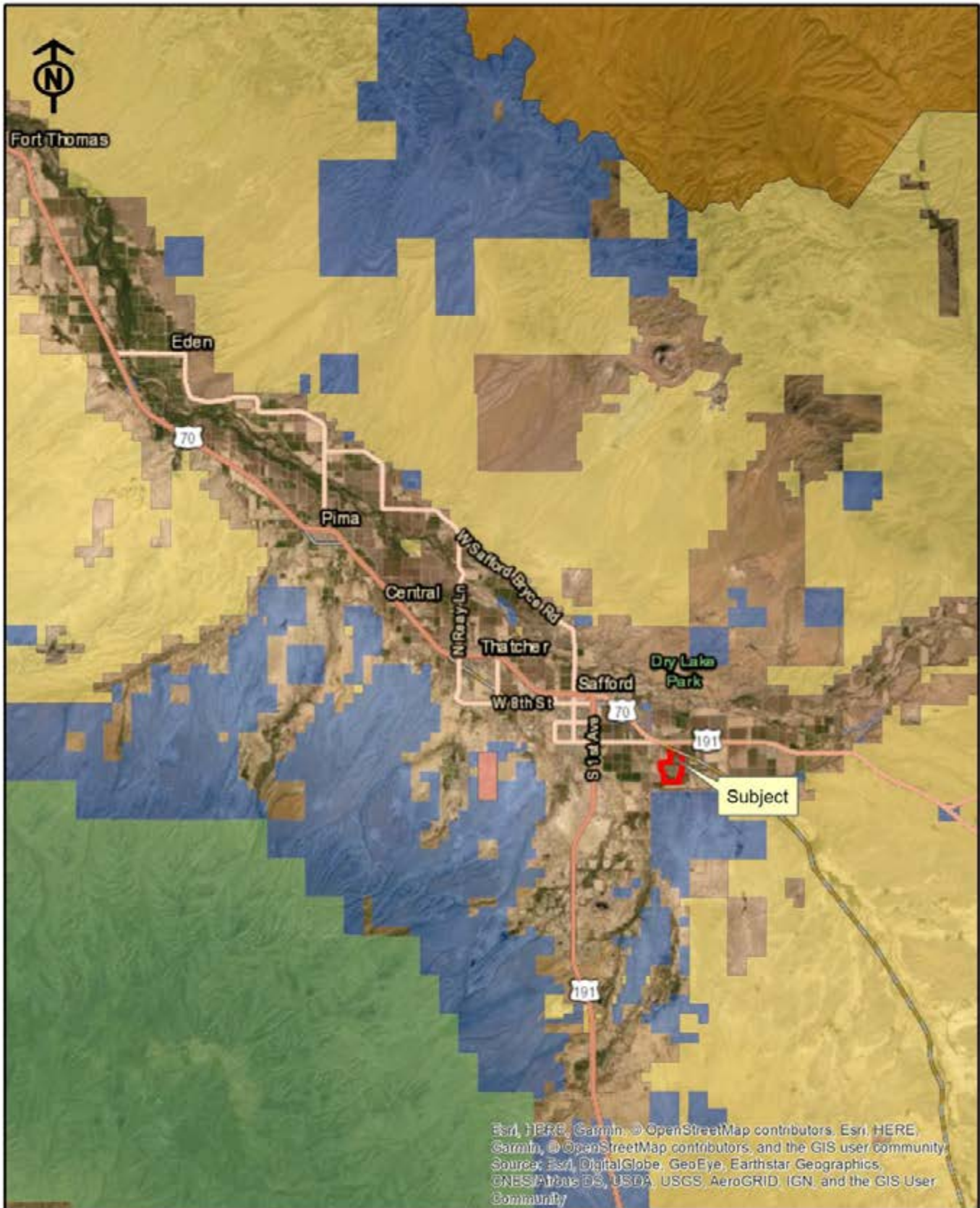
TAXES \$6,090.76 per year based on 2020 taxes.

PRICE \$2,346,000 or \$11,500 per acre

TERMS Cash

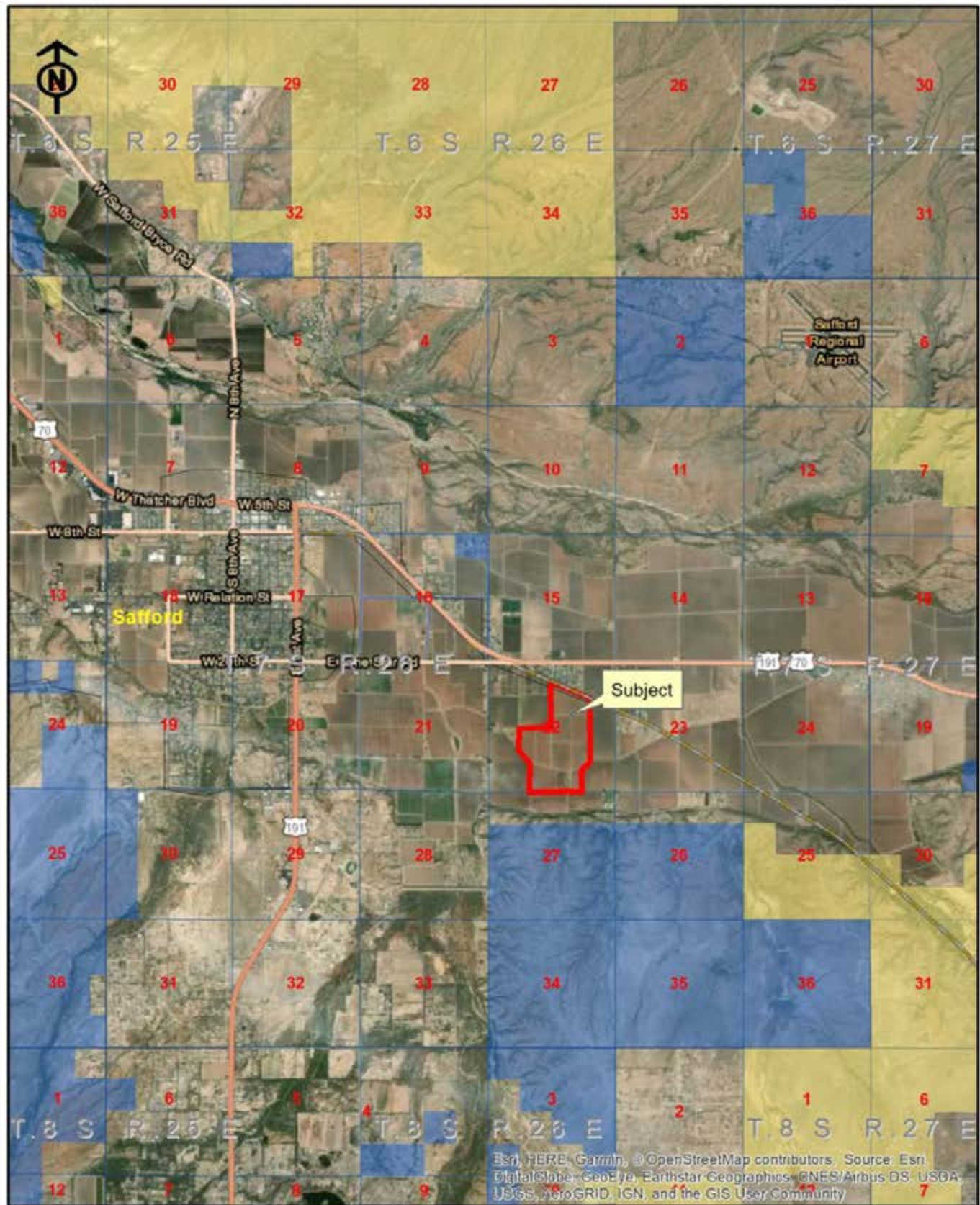
COMMENTS Rare opportunity to purchase farmland in the upper Gila Valley with potential for residential development.





Three Rivers Ag Investments
 Langley Brewery Farm - 204 acres
 Location Map

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



Three Rivers Ag Investments
 Langley Brewery Farm - 204 acres
 Area Map

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Three Rivers Ag Investments
 Langley Brewery Farm - 204 acres
 Aerial Map

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LANGLEY BREWERY FARM, GRAHAM COUNTY, AZ



2019 cotton crop



Montezuma Canal turnout and typical notched farm ditch