



## Three Rivers AG INVESTMENTS

For further information,  
please contact:

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## LOEWEN 120

Cochise County, Arizona

120+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

This small farm lies along the west side of Bell Ranch Road, beginning a quarter-mile north of the intersection of Bell Ranch Road and Parker Ranch Road near the southern edge of the Kansas Settlement area, approximately 20 miles southeast of Willcox, Cochise County, Arizona.

### ACREAGE

Total Acres	120.61 +/-
Pivot Irrigable Acres	94.00 +/-

### LEGAL

Lots 1, 2 and the SW4NE4 of Section 3, T17S, R26E, G&SRB&M, Cochise County, Arizona.

### APN

401-01-004

### IMPROVEMENTS

Currently inactive, ready to re-enter production. The farm's +/- 94-acre three-quarter center pivot is served by a single irrigation well substantially improved during August, 2021. Deepened to 1,000 feet with a 12" casing, the well has been upgraded to accommodate up to 900 gpm sustained pumping capacity, designed for bowls set at 700'. Static water is reported at 334'.

### SOILS

Series	Class	Approximate %
TwA – Tubac sandy clay loam	IIIs	65.8
Gt – Guest clay loam	IIIs	30.4
FrA – Forrest gravelly sandy clay loam	IIIs	3.8

### ELEVATION

4,310' – 4,325'

### FEMA

100% Zone X, designated as within an area of minimal flood hazard.

### ZONING

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

### TAXES

\$369.18 per year based on 2021 taxes.

### PRICE

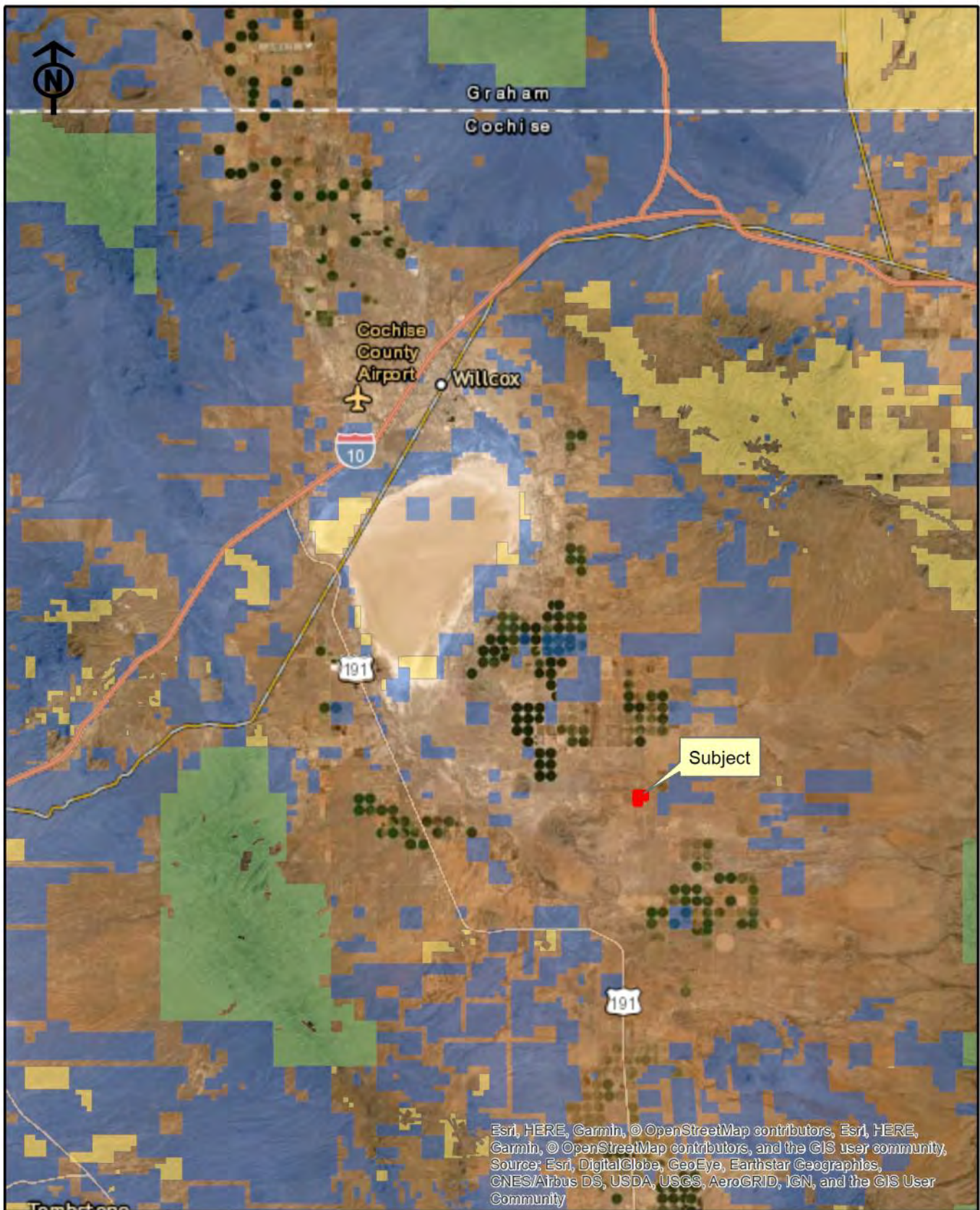
\$660,000

### TERMS

Cash

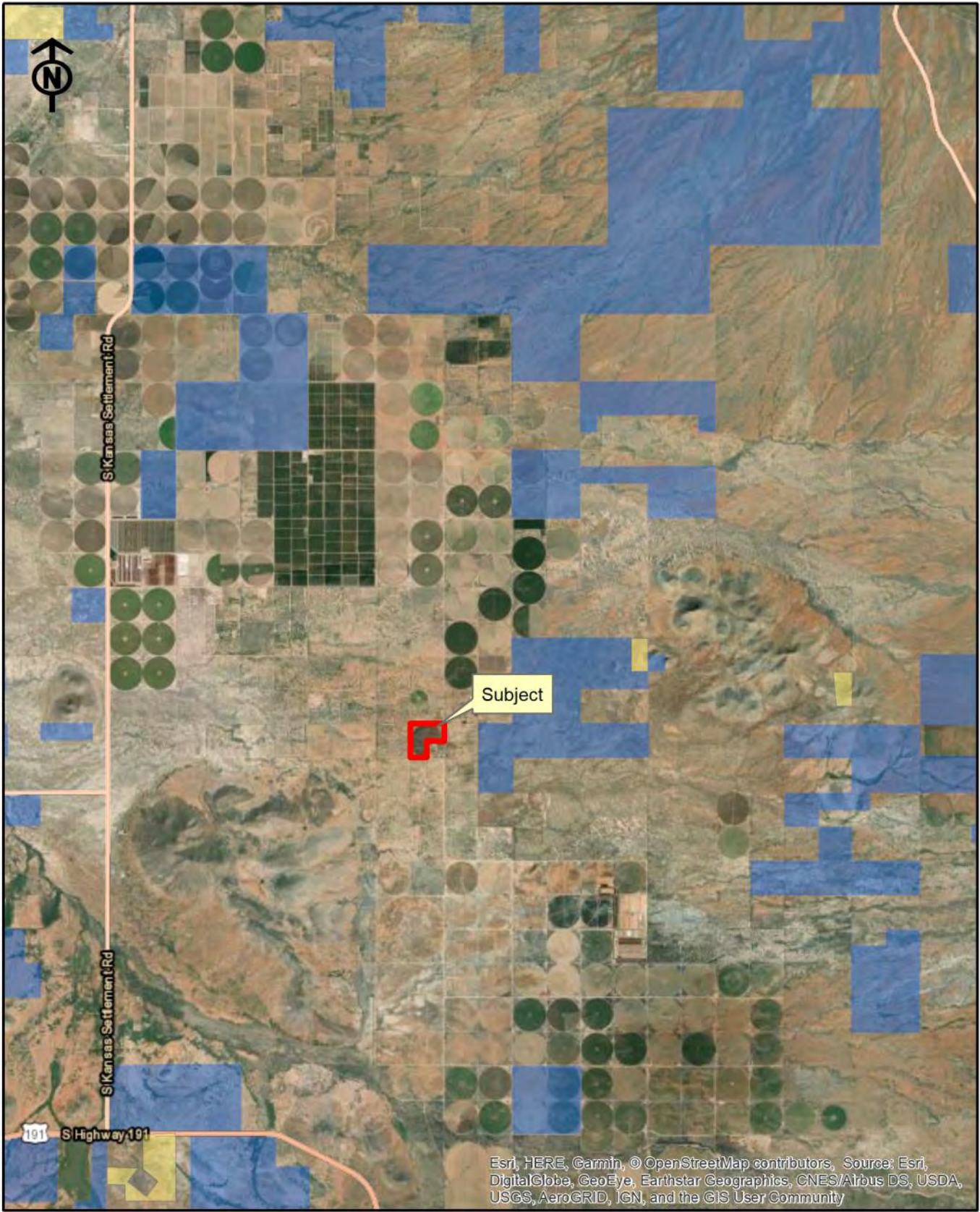
### COMMENTS

- Originally planted with apple orchards in the 1980's, the farm was converted to field crop production (most recently alfalfa) in the early 2000's.
- Ready for a cash rent tenant. Suited to an established owner-operator eyeing expansion as well as a family investor seeking an entry level agricultural holding.



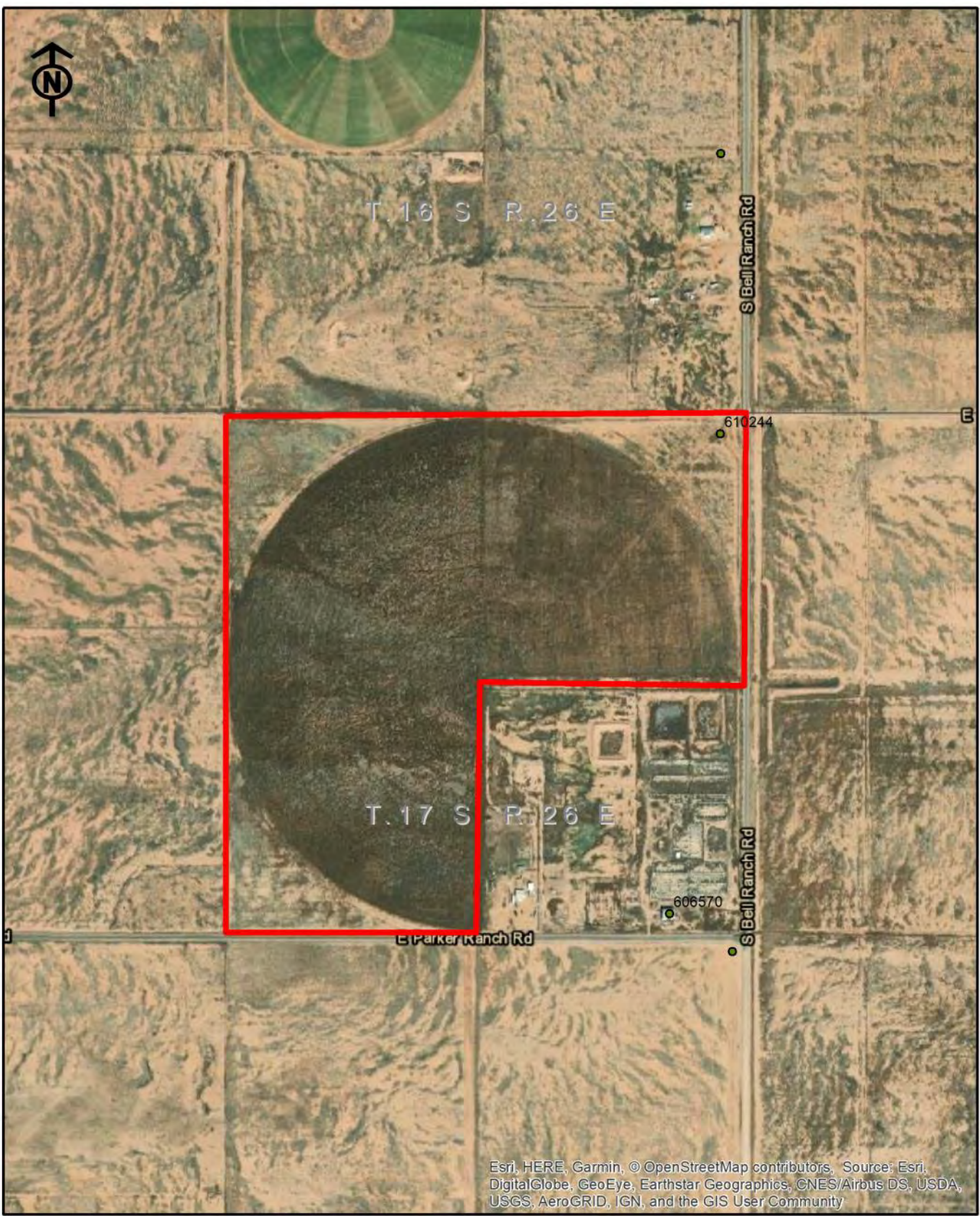
**Three Rivers Ag Investments**  
 Loewen 120  
 Location Map

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



**Three Rivers Ag Investments**  
Loewen 120  
Area Map

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



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**Three Rivers Ag Investments**  
Loewen 120  
Aerial Map

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

## LOEWEN 120, COCHISE COUNTY, ARIZONA



Existing three-quarter center pivot covering +/- 94 acres.



Recently improved irrigation well. (August, 2021); deepened to 1,000' with 12" casing.