



**Three Rivers**  
AG INVESTMENTS

For further information,  
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**MARICOPA SPECIAL USE  
PERMIT FARM**

Pinal County, Arizona  
317 Acre Special Use Permit

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION** The farm has ¼ mile of frontage on the north side of Farrell Road ½ mile east of Maricopa Road, city of Maricopa, Pinal County, Arizona.

**ACREAGE**

Special Use Permit Acres	317.01
Cropland Acres (Est)	285.00
GFWR Acres	312.00
MAWA	4.26

**LEGAL** Arizona State Special Use Permit No. 23-122079-01 includes the east half of Section 34, Township 4 South, Range 3 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

**APN** I01-00-42297

**IRRIGATION** The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District ("MSIDD"). Current water cost includes MSIDD assessment of \$26.00/district acre and a water charge of \$52.00 per acre-foot up to 2 acre-feet, exact annual allocation of water is dependent upon well water available per district lateral. The farm holds a grandfathered water right for 312.00 acres with a current allotment of 1,328.60 acre-feet per year, GFWR certificate number 58-107289.0000. Additionally, domestic water use is supported by a Type II grandfathered water right for 3.4 acre-feet per year, GFWR certificate number 58-107372.0001.

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

**IMPROVEMENTS**

Quonset building	20' x 55'
Metal pole building	25' x 38'

**ELEVATION** 1,187' – 1,196'

**FEMA** Flood Zone X, outside 100-year flood plain.

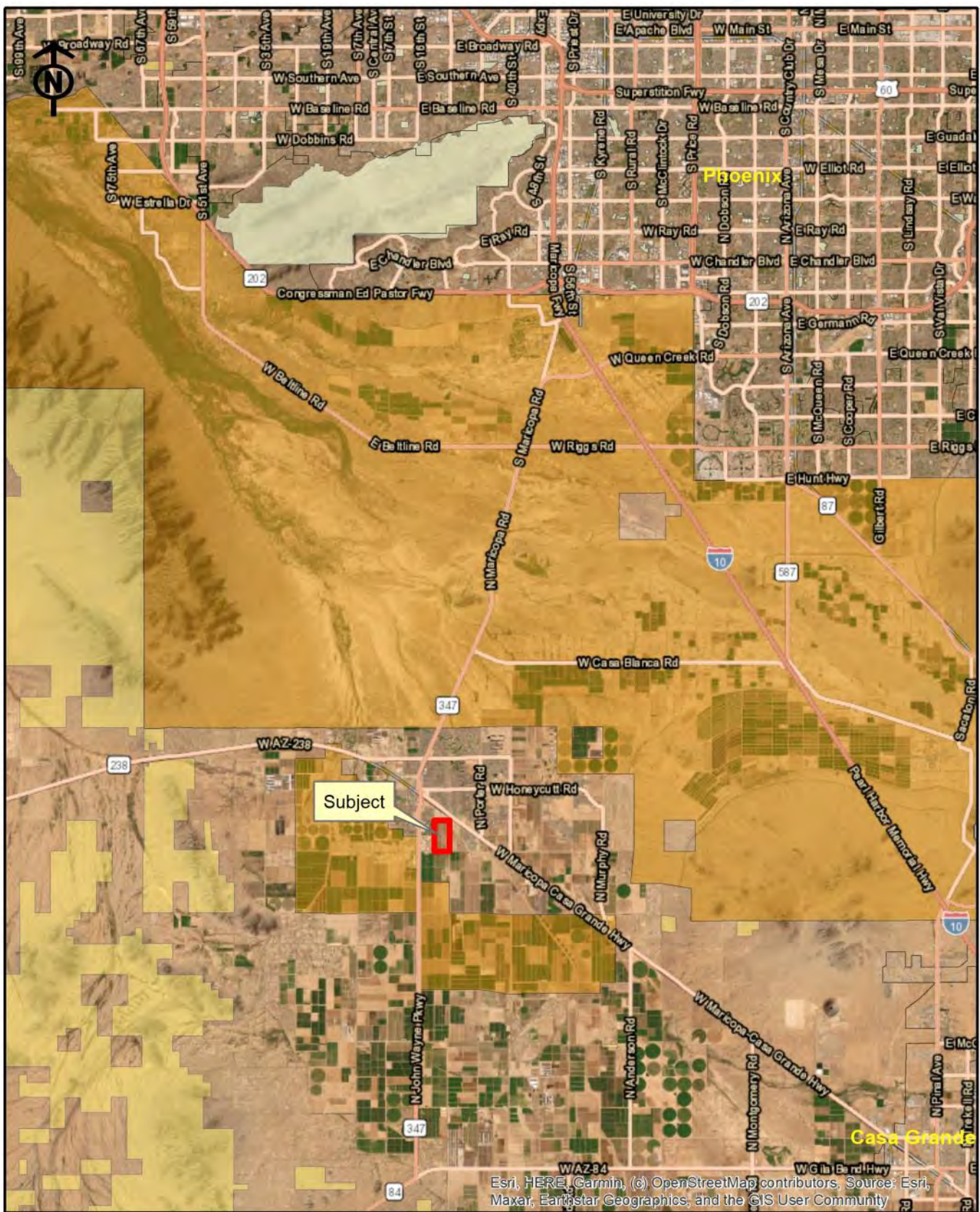
**TAXES** \$7,987.20 per year, irrigation district assessments (2022).

**STATE SUP FEE** \$7,132.73 (2023)

**PRICE** \$600,000

**TERMS** Cash

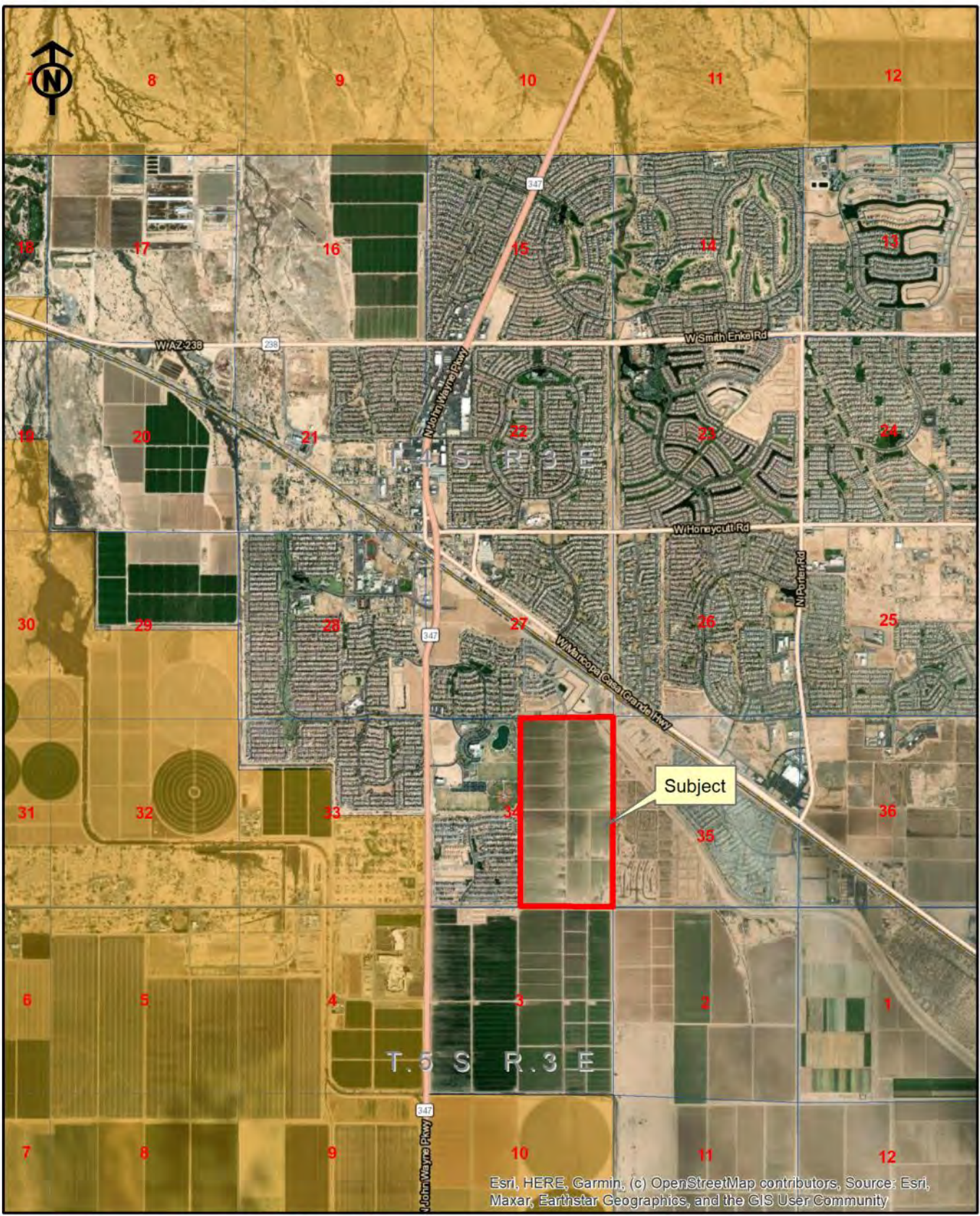




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**Three Rivers Ag Investments**  
 Maricopa Special Use Permit Farm  
 Location Map

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



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**Three Rivers Ag Investments**  
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 Area Map

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**Three Rivers Ag Investments**  
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 Aerial Map

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**MARICOPA SPECIAL USE PERMIT FARM, PINAL COUNTY, AZ**



Land prep Spring, 2023



Typical field turn-out

**MARICOPA SPECIAL USE PERMIT FARM, PINAL COUNTY, AZ**



MSIDD water delivery turn-out



Shop building improvements