



Three Rivers AG INVESTMENTS

For further information,
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McNEAL FARM 506

Cochise County, Arizona

506 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This productive center pivot farm is located along the east side of Highway 191 at Road Runner Lane approximately two miles south of the townsite of McNeal and approximately 50 miles south of I-10 and the City of Willcox, Cochise County, Arizona.

ACREAGE

Total acres	506 +/-
Pivot irrigated acres	360 +/-
GFWR acres	360 estimated

LEGAL

Generally described as the west half of Section 36, Township 21 South, Range 26 East, and the west half of Section 1 lying east of Highway 191, Township 22 South, Range 26 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

APN

404-11-124C, 404-11-124D and 405-02-007

IRRIGATION

There are three irrigation wells delivering water to three center pivot sprinklers. Wells range from 810 – 1,045' deep with bowls set from 622 – 703' deep, water production averages approximately 800 GPM per well. Pivot sprinklers include two 9 tower Valley full circle pivots and one 12 tower Zimmatic wiper pivot.

The property is included within the new Douglas Active Management Area as created by the Arizona Department of Water Resources. Ownership has submitted for grandfathered water rights and is anticipated to receive no less than 360 acres of irrigation water rights based on historic irrigation. Contact the listing agent for additional information.

SOILS

Predominantly silty clay loam and loam soils suitable for irrigated crop production typically grown in the area.

ELEVATION

Approximately 4,180'

ZONING

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

FLOOD ZONE

Approximately 94% of the property lies within "Zone X", areas determined to be outside the 0.2% annual chance floodplain and approximately 6% within "Zone A", subject to sheet flooding per FEMA Maps 04003C2260F and 04003C2275F.

TAXES

\$3,261.94 per year based on 2025 taxes.

PRICE

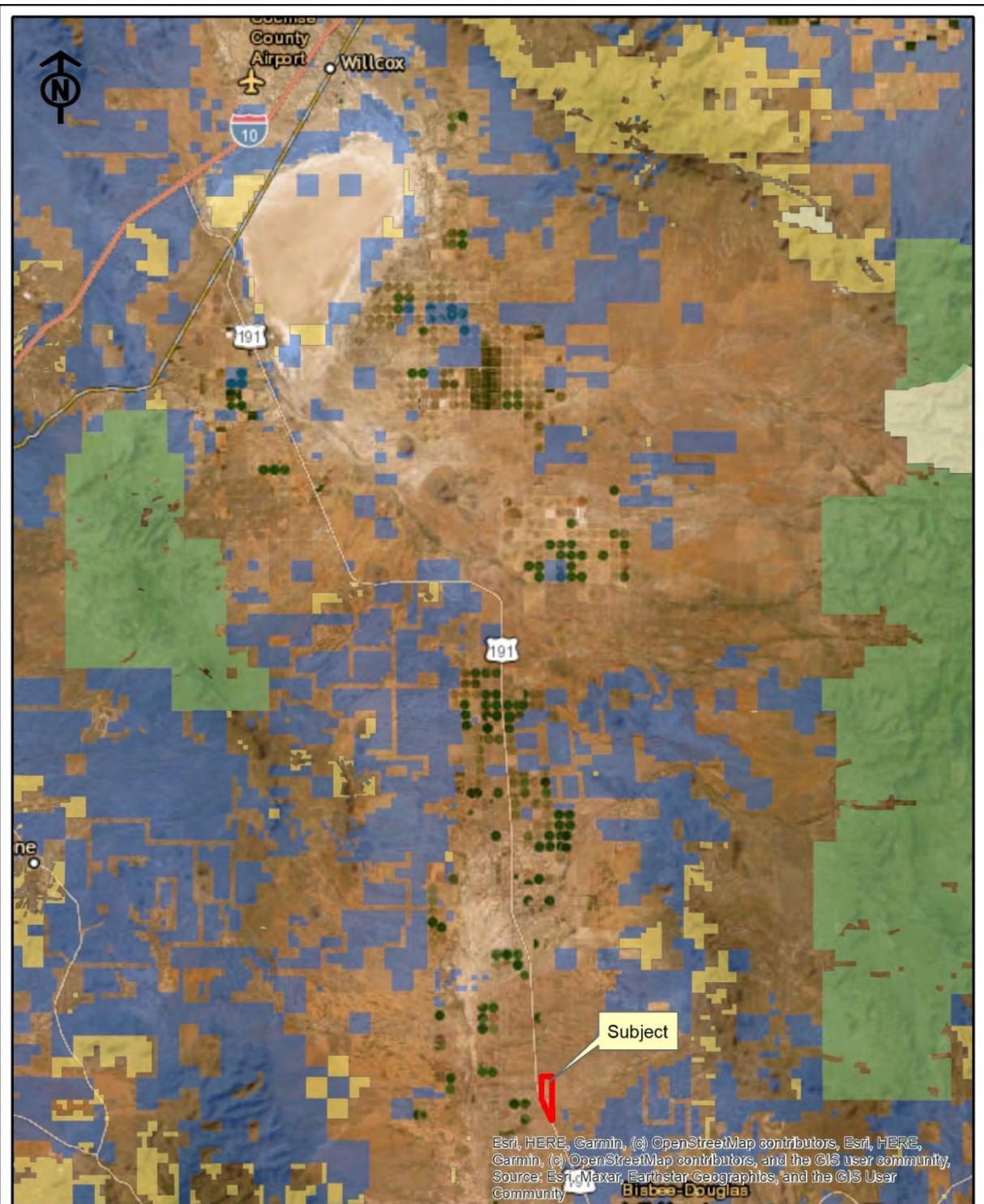
\$3,036,000 or \$6,000 per acre.

TERMS

Cash

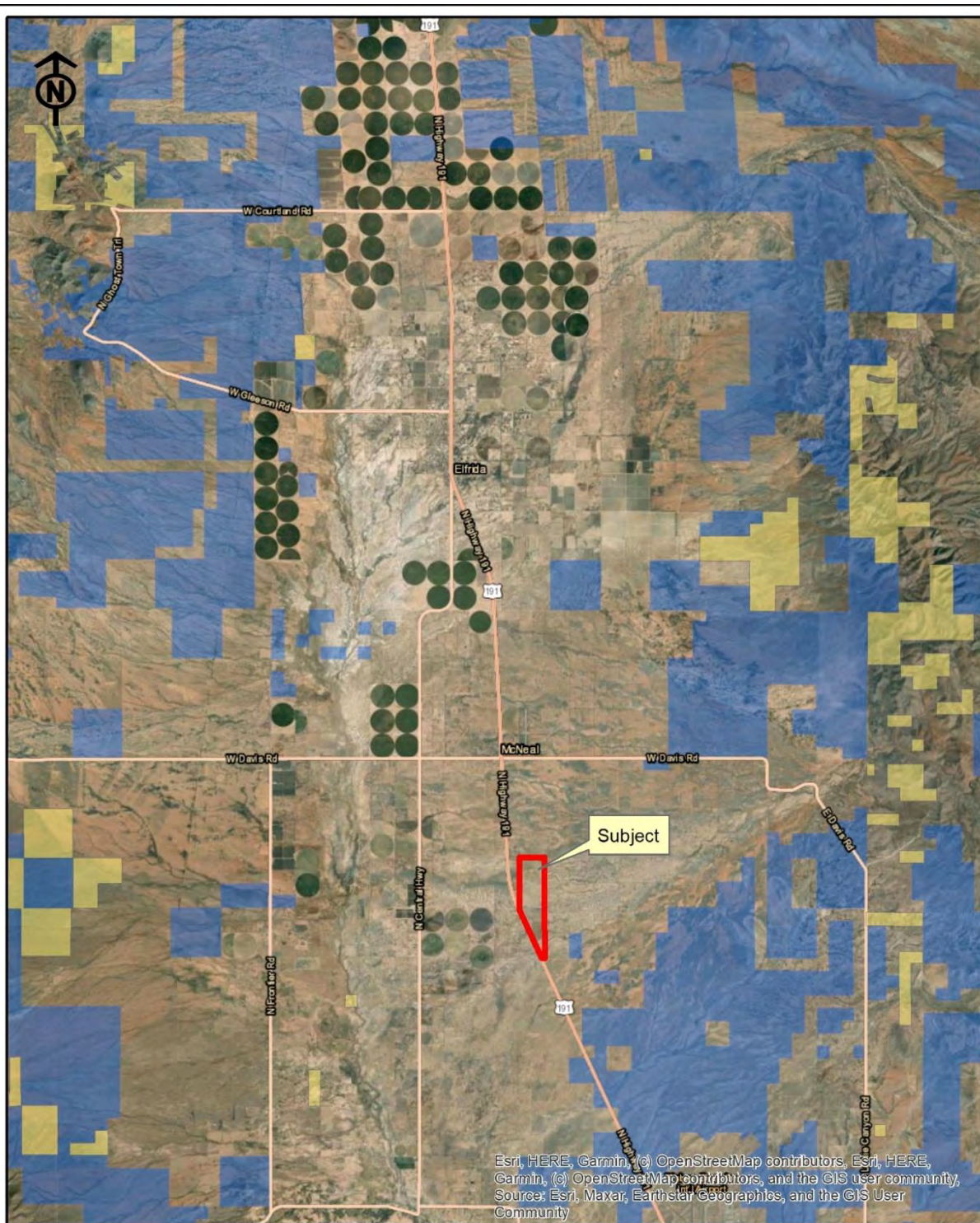
COMMENTS

Cash rent tenant available, contact listing agent.



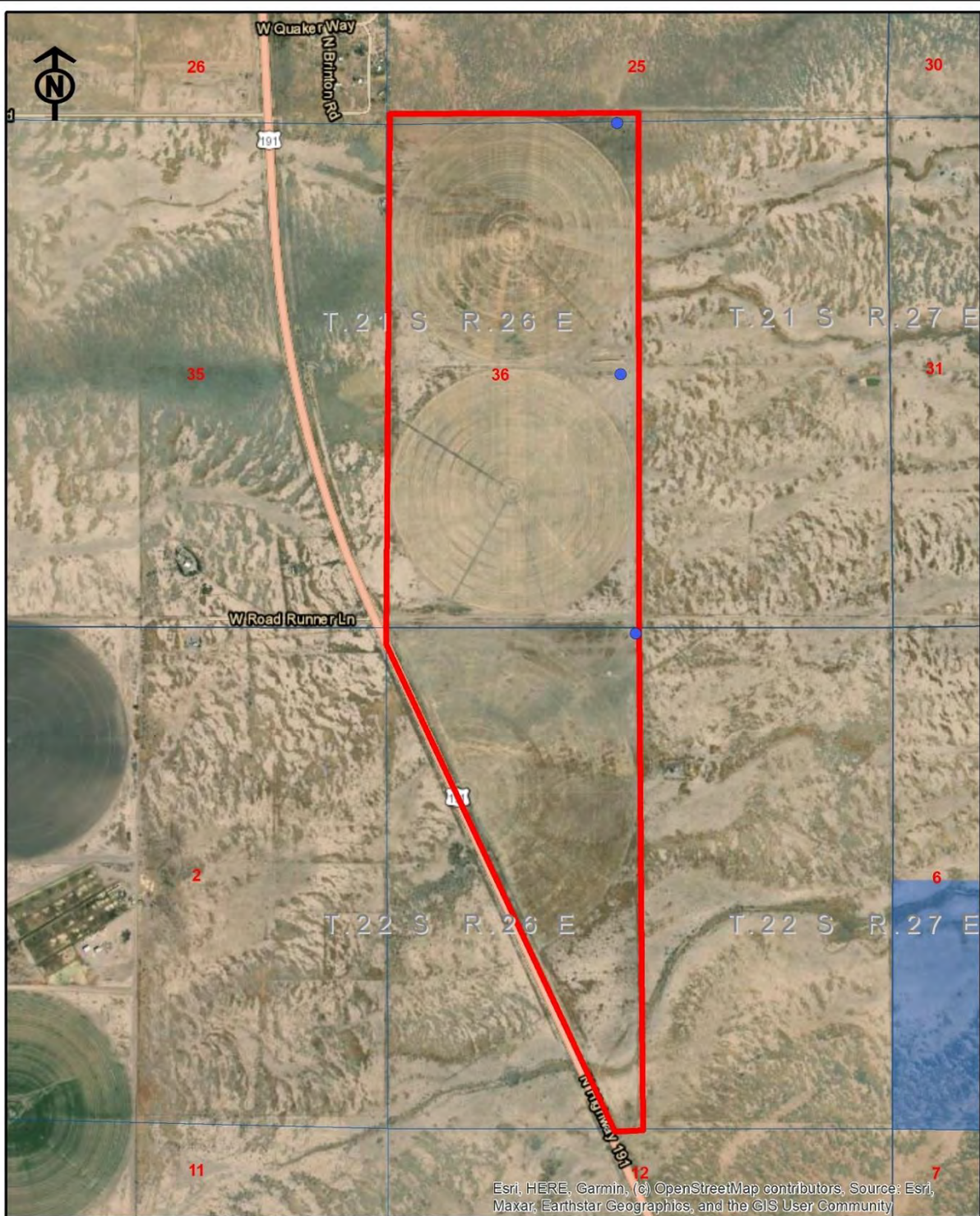
Three Rivers Ag Investments
McNeal Farm 506 acres
Location Map

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Three Rivers Ag Investments **McNeal Farm 506 acres** **Area Map**

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Three Rivers Ag Investments McNeal Farm 506 acres Aerial Map

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MCNEAL FARM 506
Cochise County, Arizona



Valley 9-tower pivot



East view of Roadrunner Road from Highway 191

MCNEAL FARM 506
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Well No. 2, 810' deep, 200 hp electric motor, approx. 800 gpm



Zimmatic Pivot, 2026 sudan grass crop

MCNEAL FARM 506
Cochise County, Arizona



Well No. 3, 1,045' deep, 200 hp electric motor, approx. 800 gpm



2026 corn crop