



Three Rivers AG INVESTMENTS

For further information,
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MORNING DOVES FARM

Pima County, Arizona

1,600 Deeded Acres / 680 State Ag Lease Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The farm is located within the Aguirre Valley, west of the Silverbell Mountains, approximately 23 miles south of Arizona City, Pima County, Arizona.

LEGAL

Deeded: South half of Section 9 and all of Sections 17 and 21, T11S, R6E, G&SRB&M. State Ag Lease: Southeast quarter of Southeast quarter of Section 16 and all of Section 22, T11S, R6E, G&SRB&M.

APN

Deeded: 207-06-005, 008, 015 and 016. State Ag Lease: #01-1646.

ACREAGE

| | Fee Land | State Ag Lease | Total |
|----------------|----------|----------------|-------|
| Gross acres | 1,600 | 680 | 2,280 |
| Cropland acres | 1,141 | 540 | 1,681 |
| GFWR | 1,309 | 579 | 1,888 |
| MAWA | 3.88 | 3.68 | 3.82 |

IRRIGATION

Irrigation water is delivered to laser leveled fields through a series of concrete ditches. The farm has seven active irrigation wells with depths ranging from 865' to 1,300' with an average production of 1,110 GPM per well. Power for the electric driven irrigation pumps comes from the farm's inclusion within the Silverbell Irrigation and Drainage District ("SBIDD"), whose primary purpose is to deliver its allocation of preferential hydro power from the Arizona Power Authority to member lands. Additional power comes from TRICO Electric District, which manages the SBIDD.

WATER RIGHTS

The farm holds two certificates of grandfathered water rights. Certificate #58-109049.0003 on the deeded land for 1,309 acres with an annual allotment of 5,075.20 af and Certificate #58-107356.000 on the State Ag Lease land for 579 acres with an annual allotment of 2,133.31 af.

FEMA

Flood Zone A (subject to inundation by the 1% annual chance flood).

SOILS

| Series | Class | Approximate % |
|---------------------|-------|---------------|
| 44-Mohall loam | I | 26 |
| 83-Vecont clay loam | IIIw | 74 |

IMPROVEMENTS

2,500 s.f. metal shop building, 50% enclosed. Two labor homes and various out buildings.

ELEVATION

1,684' – 1,743'

ZONING

RH-Rural Homestead, Pima County

TAXES

\$20,542.50 per year, based on 2017.

PRICE

\$7,700,000

TERMS

Cash

COMMENTS

- Isolated farm provides attractive platform for seed variety expansion contracts.
- Farm is not reliant on Central Arizona Project water.

