



Three Rivers
AG INVESTMENTS

For further information,
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PRATT PECAN FARM

Cochise County, Arizona
483+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION Mature and less than mature pecan orchard located in two non-contiguous tracts off Jefferson Road two miles east of Elfrida, Cochise County, Arizona.

ACREAGE 482.55 Total Acres
218 +/- Acres Mature Pecans
49 +/- Acres Less than Mature Pecans
165 +/- Idle Farmland with Water Rights
50 +/- Acres, Buildings, Roads, and Excess Land
456 +/- Notice of Irrigation Authority Acres within the Douglas INA

APN 403-38-002G, 002H, 004A, 004B and 006A; 403-52-010E, 010F, 029, 030 and 031A.

IRRIGATION There are seven active irrigation wells and three supplemental wells delivering water by solid set sprinkler system to pecan plantings. Wells range from approximately 450' – 800' deep with pumps set from approximately 350' – 560' deep. Static water ranges from 150' – 170' below surface. Young trees irrigated under furrow irrigation and drip system will eventually be converted to solid set sprinklers.

IMPROVEMENTS Pecan hulling facility, pole barn, shop, and equipment storage buildings.

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

PECANS	Field	Acres	Age	Varieties	Spacing
	1	44	1979	Western Schley w/Wichita pollinators	30'x30'
	2	35	2013	Western Schley w/Wichita pollinators	30'x30'
	3	38	2013	Western Schley w/Wichita pollinators	20'x40'
	4	64	1975	Western Schley w/Wichita pollinators	30'x30'
	5	27	1975	Western Schley w/Wichita pollinators	30'x30'
	6	10	1975	Western Schley w/Wichita pollinators	30'x30'
	7	6	2018	Wichita	30'x30'
	8	43	2020	Western Schley w/Wichita pollinators	30'x30'

ELEVATION From 4,170' – 4,235'

ZONING RU-4, Cochise County, Arizona.

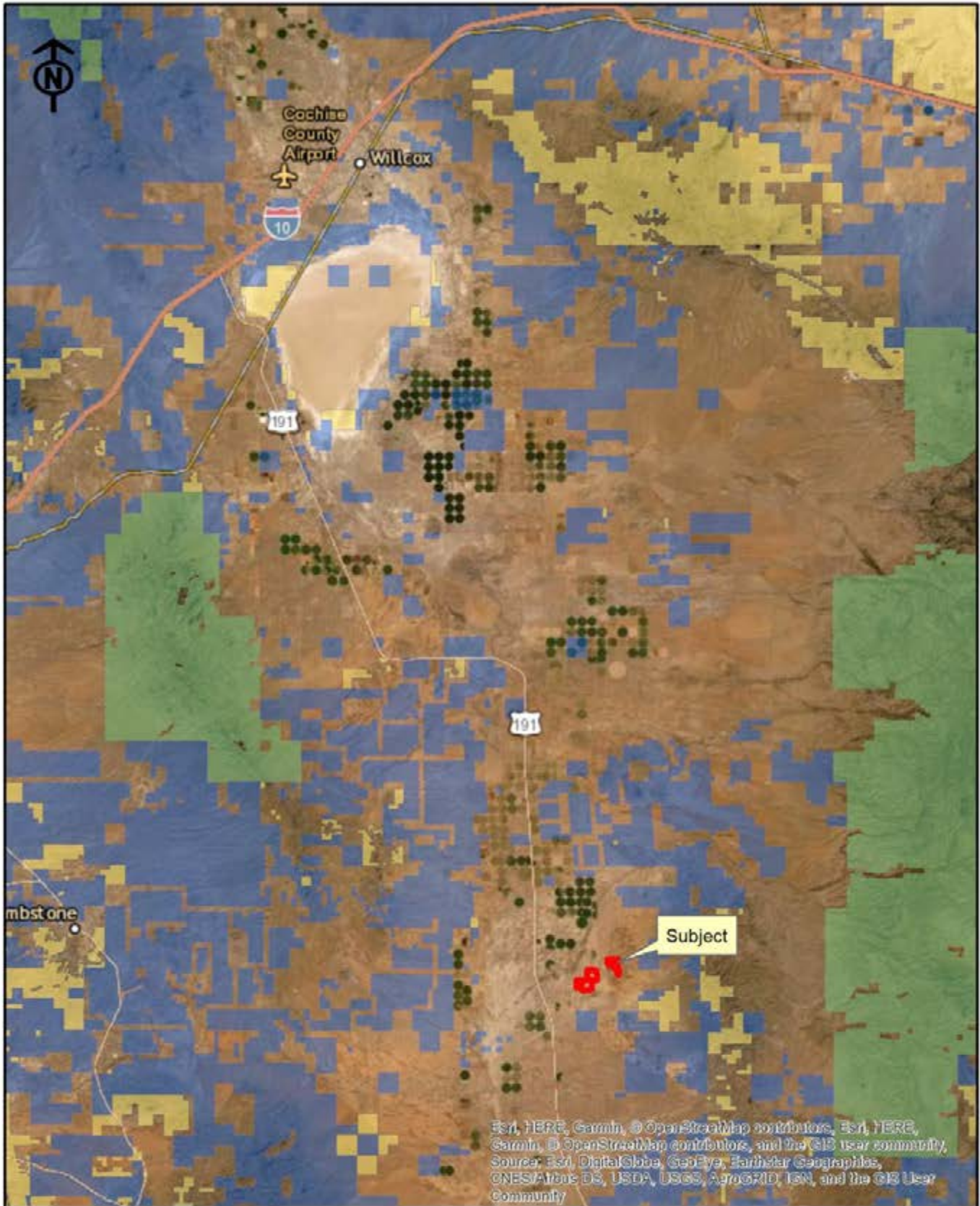
FLOOD ZONE The property lies within flood Zone "X", areas of minimal flooding.

TAXES \$9,992.56 per year based on 2020.

PRICE \$8,450,000

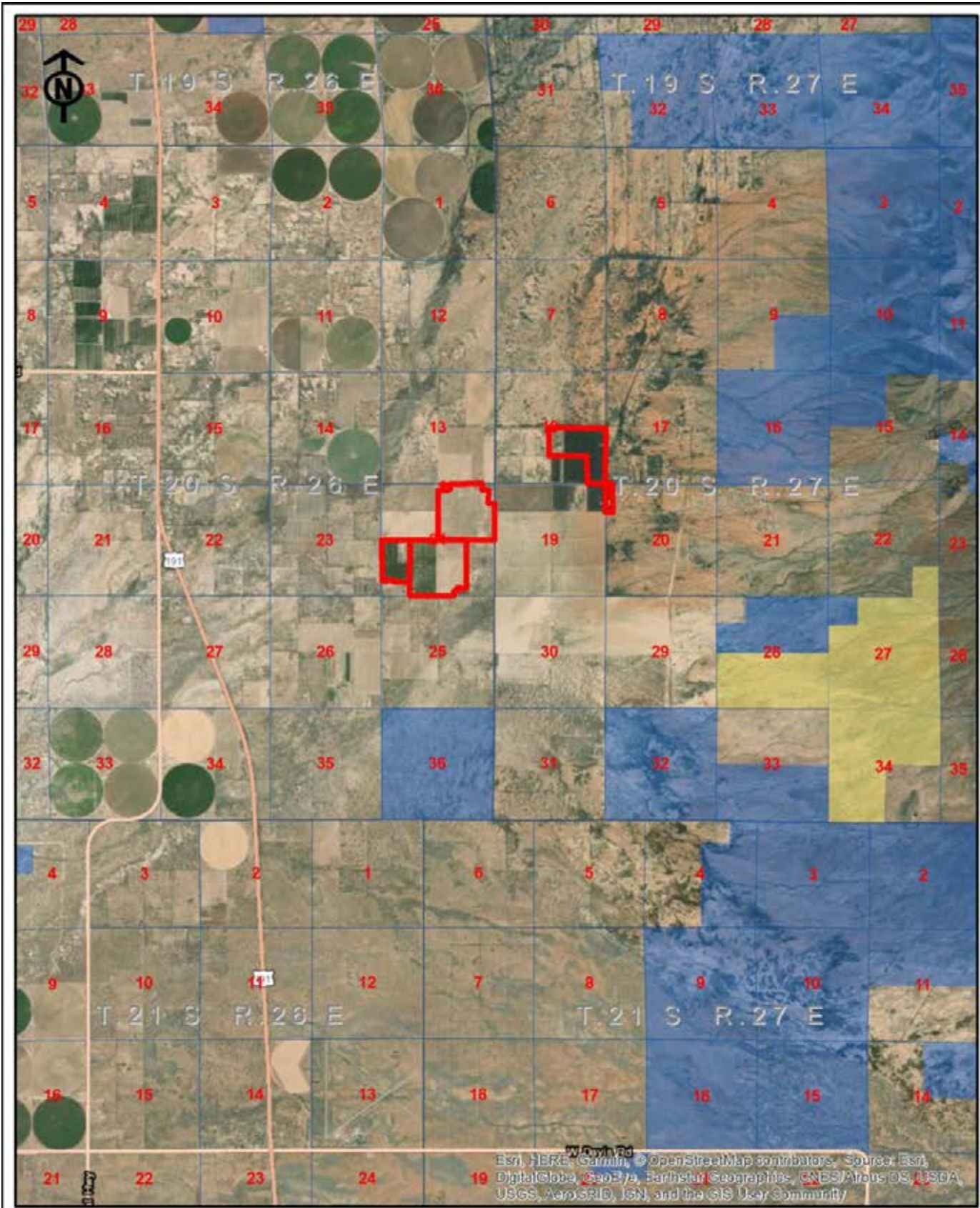
TERMS Cash





Three Rivers Ag Investments
 Pratt Pecans
 Location Map

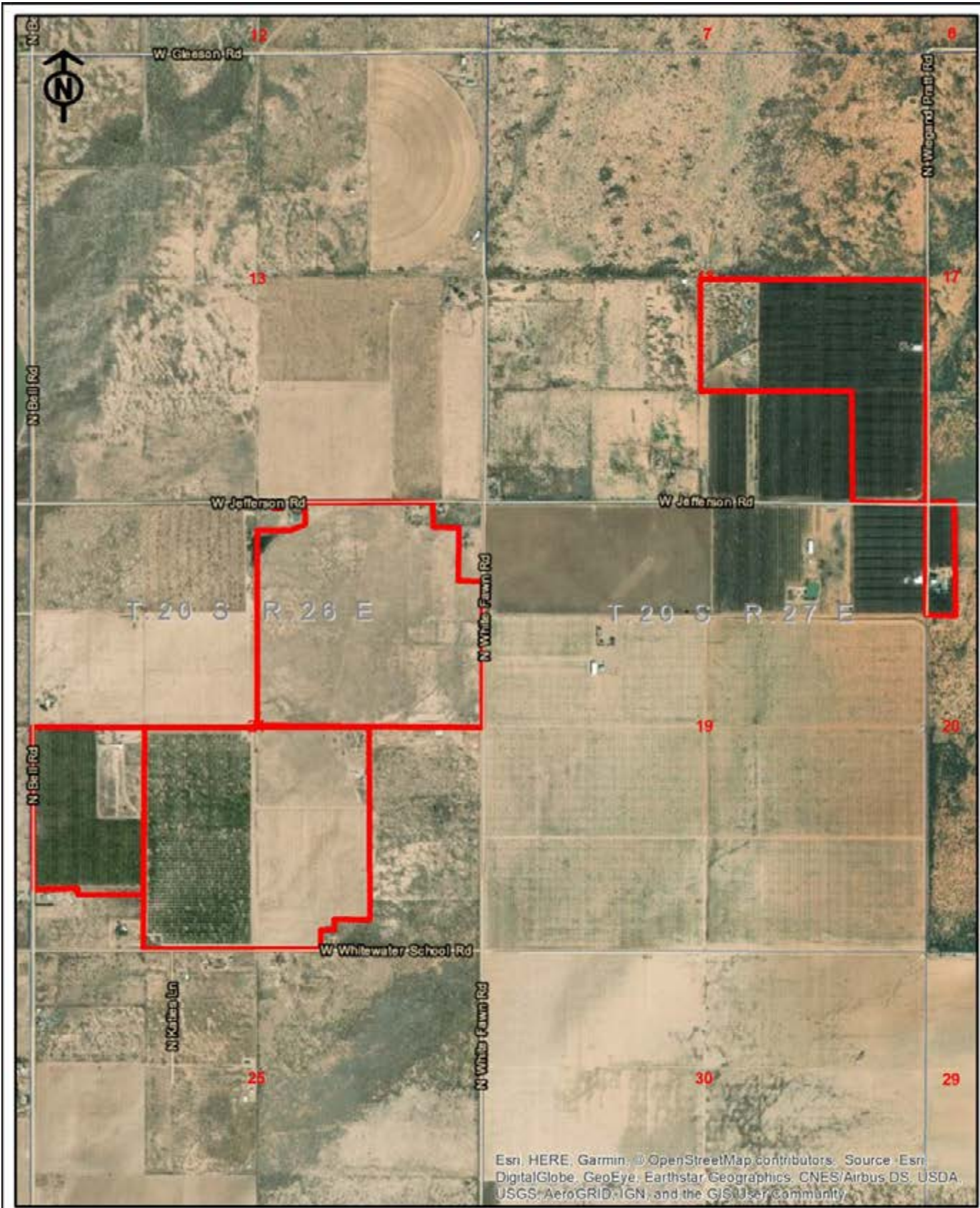
Jack M. Doughty
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Pratt Pecans Area Map

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Three Rivers Ag Investments
 Pratt Pecans
 Aerial Map

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PRATT PECAN FARM, COCHISE COUNTY, ARIZONA



Pratt Pecan Farm 2 miles east of Elfrida



2020 pecans

PRATT PECAN FARM, COCHISE COUNTY, ARIZONA



Field block 3



Pecan hulling facility

PRATT PECAN FARM, COCHISE COUNTY, ARIZONA



Western Schley planted 1975



Wichita planted 2018