



Three Rivers
AG INVESTMENTS

For further information,
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RUCKER CANYON ROAD FARM

Cochise County, Arizona
1,120 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION This productive and efficient farm is located at the southeast corner of US Highway 191 and Rucker Canyon Road within the White Water Draw area of the Sulphur Springs Valley, approximately three miles north of Elfrida, Cochise County, Arizona.

ACREAGE

Total Acres	1,120
Water Right Acres	840
Pivot Irrigation Acres	840

LEGAL Generally described as Section 26; and the north half and the southwest quarter of Section 27, T19S, R26E, G&SRB&M, Cochise County, Arizona.

APN 401-36-020, 021, 051 and 064

IRRIGATION There are eight active irrigation wells delivering water to seven center pivot sprinklers. Wells range from 750' – 1,000' deep with 8" turbine pumps set at an average depth of 480'. Pumps are powered by electric motors. Pivot sprinklers include seven full circle Zimmatics. The farm has irrigation water rights by its inclusion with the Douglas Active Management Area.

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

ELEVATION From 4,215' to 4,300'

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

FLOOD ZONE Zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA Map 04003C1675F.

TAXES \$2,869.12 per year based on 2022 taxes.

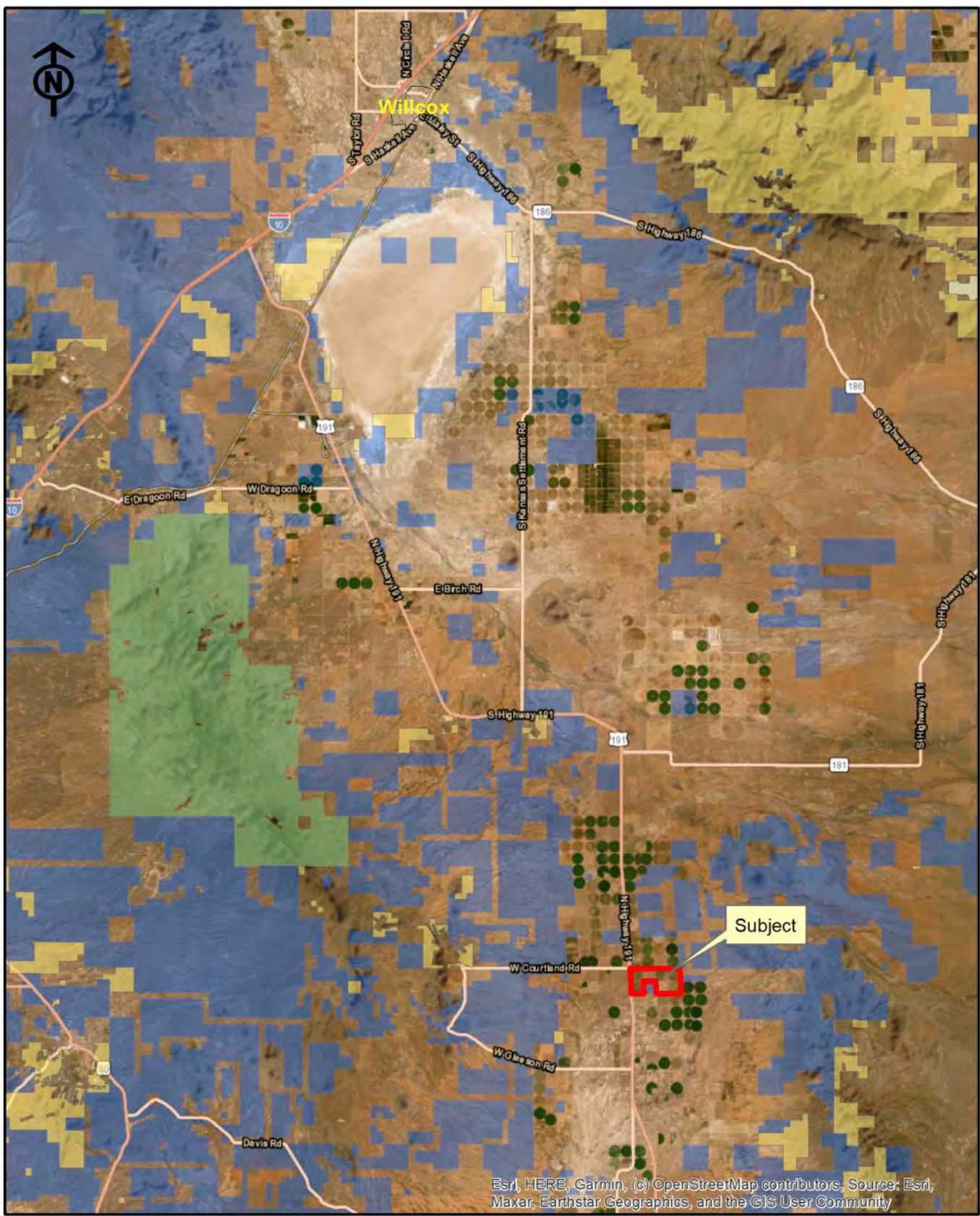
PRICE \$6,720,000 or \$6,000 per acre

TERMS Cash

COMMENTS

- Cash rent tenants available, contact listing agent.
- Excellent air drainage provides potential for permanent plantings.

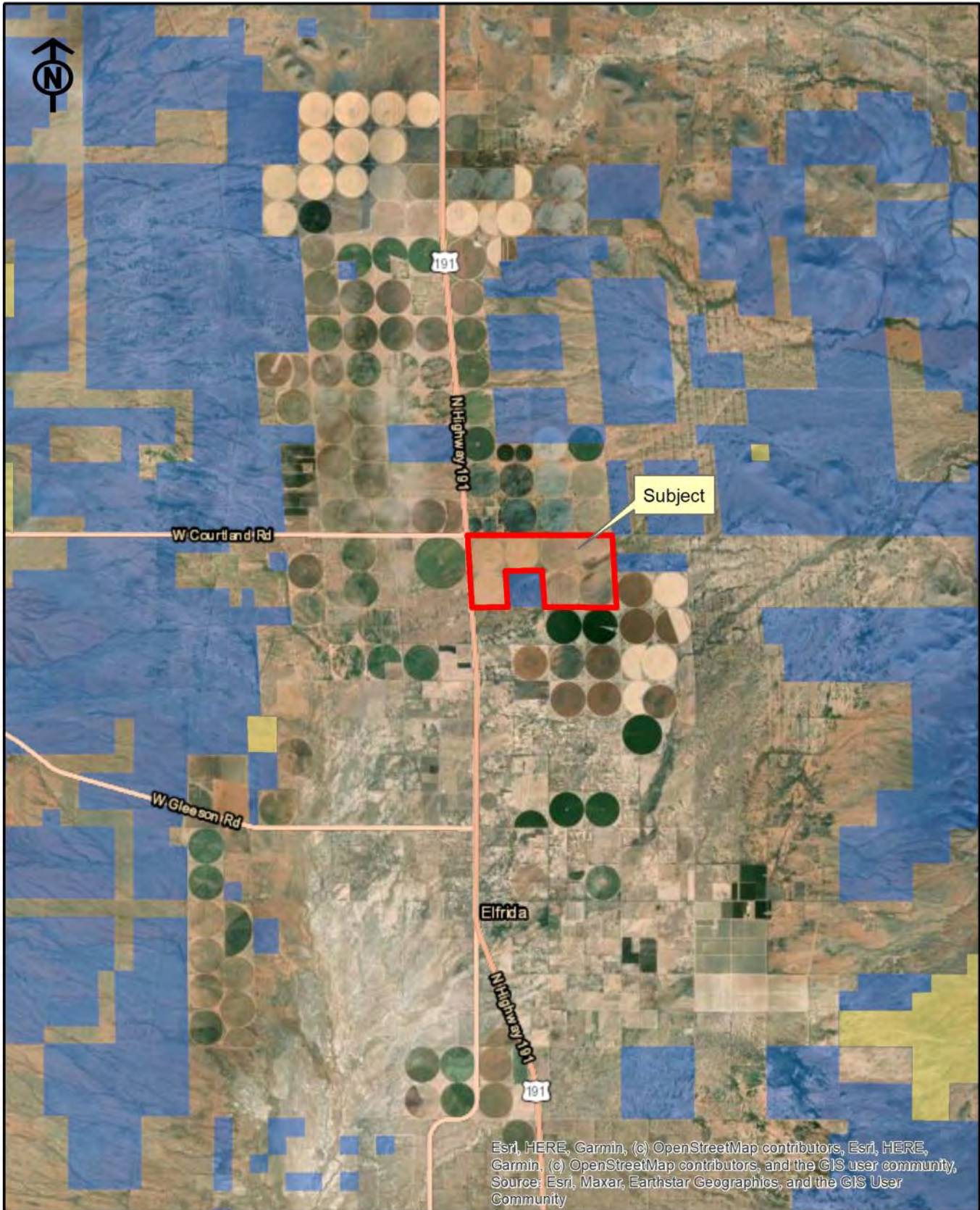




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Three Rivers Ag Investments
 Rucker Canyon Road Farm, 1,120 acres
 Location Map

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



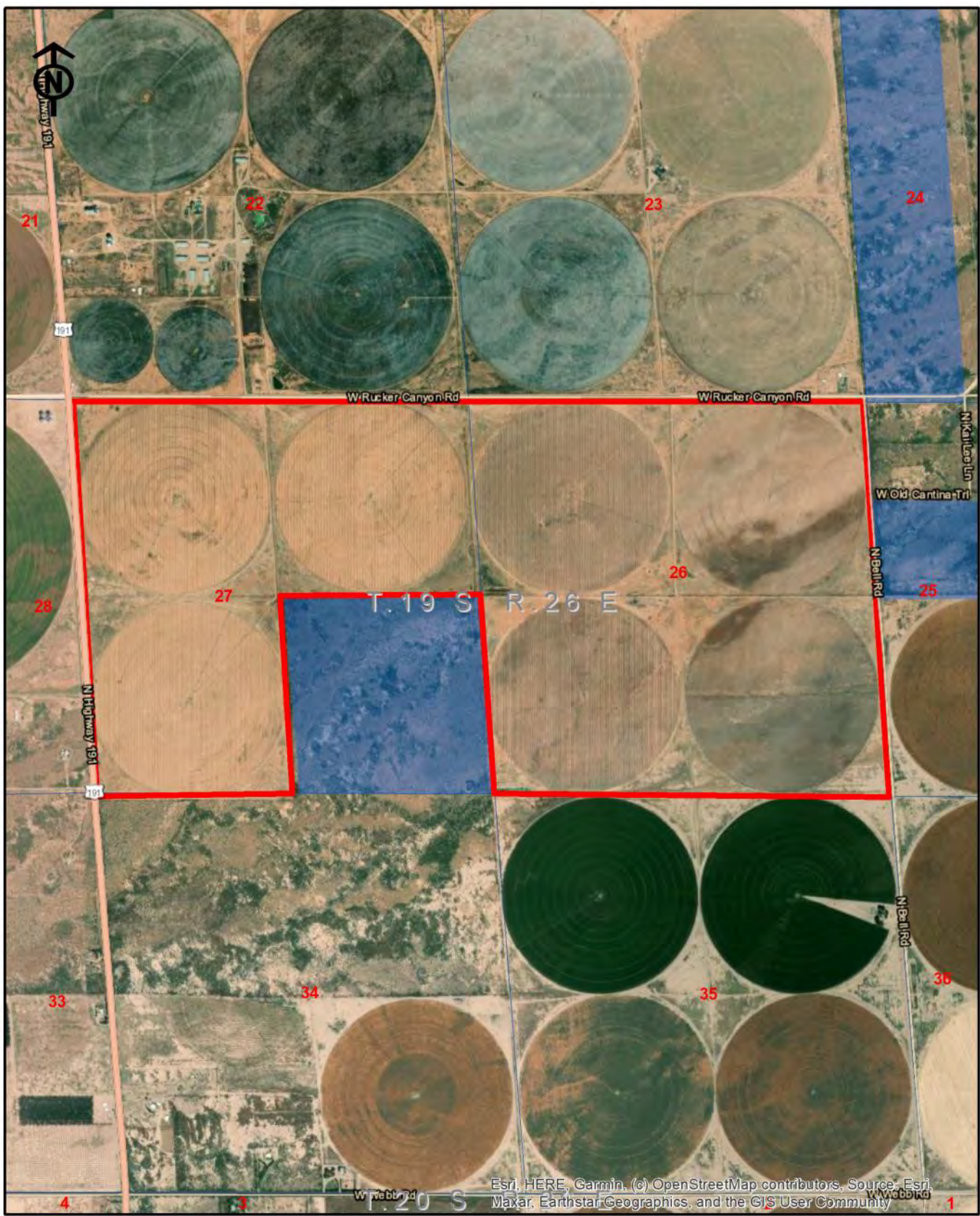
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Rucker Canyon Road Farm, 1,120 acres

Area Map

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Three Rivers Ag Investments
 Rucker Canyon Road Farm, 1,120 acres
 Aerial Map

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RUCKER CANYON ROAD FARM, COCHISE COUNTY, AZ



Pivot No. 3, nine tower Zimmatic



Well No. 1, drilled 2/24/20, 1090' deep, 250 hp, 1,000 GPM

RUCKER CANYON ROAD FARM, COCHISE COUNTY, AZ



West view of north boundary, Rucker Canyon Road



2023 corn crop