



Three Rivers
AG INVESTMENTS

For further information,
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SALZMAN FARM

Cochise County, Arizona

4,282 +/- Fee Acres | 2,471 +/- State Lease Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

The Salzman Farm sits at the north end of the White Water Draw of the Sulphur Springs Valley in Southeastern Arizona. Located on the east side of State Highway 191 at Rucker Canyon Road between State Highway 181 and the Town of Elfrida, Cochise County, Arizona.

DESCRIPTION

Highly productive farm with grasslands offering a vertically integrated farming and backgrounding/stocker operation along with irrigated pasture and/or crop production for growing corn, cotton, small grains, hay, or feed inputs for feedlot facility.

ACREAGE

Deeded acres:	4,282 +/-
State Ag Lease acres:	465 +/-
State Grazing Lease acres:	2,006 +/-

LAND USE

Pivot irrigated fee acres:	2,300 +/-
Pivot irrigated State Ag Lease acres:	158 +/-
NIA Acres:	3,850 +/-

IRRIGATION

There are 23 active irrigation wells delivering water to 23 center pivot sprinklers. Wells range from approx. 500'-1,200' deep with bowls set from 500'-640' deep, primarily powered by electric driven turbine or submersible irrigation pumps. All wells are interconnected for maximum sprinkler irrigation efficiency. Zimmatic pivots ranging in age from 4-10 years.

WATER RIGHTS

The Salzman Farm is located within the Douglas Irrigation Non-Expansion Area ("Douglas INA"). As such, the farm holds certificates for Notice of Irrigation Authority ("NIA") for 3,850 acres. Having water rights in an area that limits future irrigation expansion adds to the sustainability of irrigation water resources for the property.

SOILS

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

IMPROVEMENTS

Grain handling facility with total capacity of approximately 320,000 bu;
Seven hay barns, each typically 9,000 sf.;

Three shop buildings, metal frame and siding over concrete floors;
Six homes;
Two (office/scale houses);
6,500 Hd feedlot permit;
Cattle pens for feeding, working and shipping livestock with scales;
All cropland fields have perimeter fencing and livestock water for ease of grazing crop residual;
Thirteen wells for domestic and livestock water; and
Numerous waterers and troughs for livestock.

ZONING

RU4, minimum 4-acre lot size per acre with approximately 16 acres of GB (General Business), Cochise County.

ELEVATION

From 4,215'-4,340'

STATE GRAZING LEASE FEES

\$957.60 per year, based on 2017.

STATE AG LEASE FEES

\$5,923.70 per year, based on 2017.

TAXES

\$37,842.30 per year, based on 2017.

PRICE

\$18,000,000

TERMS

Cash

COMMENTS

Owner will consider selling all or part.

