



Three Rivers
AG INVESTMENTS

For further information,
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SAYLOR FARM

Pinal County, Arizona
1,115.55 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION This productive farm is located in the path of growth within fast-growing Pinal County between the urban areas of Phoenix and Tucson. The farm sits south of I-8 at Russell Road, approximately six miles southwest from the City of Casa Grande.

ACREAGE

Total Acres	1,115.55
Cropland Acres	883.20
GFWR Acres	953.00
MAWA	3.68

LEGAL Generally described as the east half of Section 22, the east half of Section 23, the west half and southeast quarter of Section 26, T7S, R4E, G&SRB&M, Pinal County, Arizona.

APN 500-11-032, 038A, 039A, 039B and 500-61-001

IRRIGATION The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District (MSIDD). Current water cost includes MSIDD assessment of \$26.00/district acre and a water charge of \$52.00 per acre-foot up to 4.5 acre-feet and \$70.00 per acre-foot thereafter. The farm holds a grandfathered water right for 953.00 acres with a current allotment of 3,504.71 acre-feet per year. Irrigation improvements include high-end drip irrigation system producing maximum irrigation efficiencies. Three permanent electric drip stations which deliver water to 36" and 40" spacing sub-surface drip tape with manifold flush valve systems.



SOILS

Series	Class	Approximate %
13-Dateland fine sandy loam	I	16
24-Glenbar clay loam	IIIw	84

ELEVATION 1,351' – 1,375'

FEMA Approximately 65% Flood Zone X and 35% Flood Zone A.

ZONING GR-General Rural, Pinal County.

TAXES \$41,280.96 per year inclusive of irrigation district assessments based on 2017 taxes.

PRICE \$9,950,000 or \$8,919 per acre

TERMS Cash

COMMENTS

- Ideally situated for appreciable growth in value due to its location within the I-8 corridor and the expanding employment growth of Casa Grande and Pinal County.
- Attractive cash rent on long-term lease with rent escalators.
- Owner will consider selling in three divisible farming units of 160-ac, 320-ac, and 625-ac at a higher per acre value.

