



**Three Rivers**  
AG INVESTMENTS

For further information,  
please contact:

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**SUNLAND FARMS**

Cochise County, Arizona  
800 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION**

Mature producing pecan orchard and open farmland located at the southeast corner of Dragoon and Cochise Stronghold Roads, one mile west of Highway 191, approximately 15 miles south from Willcox, Arizona.

**ACREAGE**

800 +/- total acres  
214 +/- acres mature pecans  
10 +/- acres dirt airstrip  
402 +/- acres pivot irrigated farmland  
174 +/- acres pivot corners, farmstead and roads

**LEGAL**

Generally described as all of Section 21 and the west half of the west half of Section 22, T16S, R24E, G&SRB&M, Cochise County, Arizona.

**APN**

206-05-001D, 001E, 002B, 002E, 003, 004, 206-06-003 and 004

**IRRIGATION**

There are eight active irrigation wells delivering irrigation water to pecans trees by solid set sprinkler system and irrigated farmland by four center pivot sprinklers. Wells range from 780'-1,100' deep with pumps typically set at approximately 500' deep. Static water ranges from 180'-300' deep with water production ranging from 200-850 GPM.

**IMPROVEMENTS**

Cooler building, 2,400 s.f. including 40'x40' cold storage, metal construction  
Shop building, 2,400 s.f. metal over concrete slab  
Equipment shed, 1,720 s.f. metal over concrete slab with 20'x54' awning  
Office building, 900 s.f. metal over concrete slab with 300 s.f. awning  
Storage building, 900 s.f., metal over concrete slab with 900 s.f. awning  
Grain storage bin, 60,000 bu. capacity  
Hay barn, 7,500 s.f., metal truss and roof cover  
Residences, 2,713 s.f. and 2,904 s.f.  
Two manufactured homes and miscellaneous out buildings



**PECANS**

Field	Acres	Variety	Age	Spacing
1	60	Western Schley	1995	30'x30'
2	40	Western Schley	2005-07	30'x30'
3	40	Western Schley	1997	30'x60'
4	37	Western Schley	1977	30'x60'
5	37	Pawnee	2005	30'x30'

**SOILS**

Primarily Class I and II soils suitable for irrigated crop production typically grown in the area.

**ELEVATION**

From 4,212' – 4,276'

**FLOOD ZONE**

Approximately 88% Flood Zone X, and 12% Flood Zone AO.

**TAXES**

\$15,146.08 per year based on 2017.

**PRICE**

\$9,400,000

**TERMS**

Cash

