



Three Rivers AG INVESTMENTS

For further information,
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TATUM FARM

Graham County, Arizona

238.52 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

This custom-built home and irrigated farm is located north of Pima, Graham County, Arizona. Access is off Bryce Eden Road approximately 4-1/2 miles north of Highway 70. Address: 7920 N. Lizard Bump, Pima, AZ 85543.

ACREAGE

Total acres	238.52
Cropland acres	114.00 est.
GVID decreed acres	114.30

LEGAL

Lots 3 and 4; the southeast quarter of the northwest quarter; the southwest quarter of the northwest quarter, all in Section 1, and the east half of the northeast quarter, Section 2, all located in T6S, R24E, G&SRB&M, Graham County, Arizona.

APN

Graham County Assessor's Parcel Nos.: 109-52-001 and 109-53-005B

IRRIGATION

The farm receives gravity flow water from the Gila River by its inclusion within the Gila Valley Irrigation District ("GVID"). Additionally, the farm receives water from three farm-owned irrigation wells with capacity of approximately 2,150 GPM. District irrigation water is delivered from the Graham Canal at a cost of \$40.00/acre. Water rights to the Gila River are governed by the Globe Equity Decree. Recent claims and subsequent settlement affect the right and utilization of groundwater and surface water for the GVID. Decreed acres are allotted at six af/acre.

SOILS

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

IMPROVEMENTS

3,600 s.f. custom built ranch style home built in 2013 of insulated concrete "green" block over concrete slab, wood frame roof with metal standing seam cover, 3BR, 3BA, living room, family room, office, utility room plus 2-car garage;
1,648 sq. ft. rental residence;
Grain bins with approximately 14,000 bu. capacity;
Cattle feeding pens;
Equipment storage area; and
Fenced pastures.

ELEVATION

2,800'-2,950'

ZONING

General A, Graham County.

TAXES

\$4,134.32 per year, based on 2016 taxes.

PRICE

\$1,440,000

TERMS

Cash

COMMENTS

Included in the sale is 435-acre BLM ephemeral grazing allotment and 48% interest in 3,000-acre ephemeral grazing allotment (see map);
Currently set up for 40 head registered Hereford cow calf operation; and
Custom home offers spectacular panoramic views of the Gila Valley and Mount Graham.

