



Three Rivers
AG INVESTMENTS

For further information,
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TOLTEC 160 FARM

Pinal County, Arizona
160 Acres

Offered by: *Jack Doughty, Three Rivers Ag Investments*



LOCATION The farm is located at the northwest corner of Toltec Highway and Greene Reservoir Road, approximately 11 miles south of I-10 between Phoenix and Tucson.

ACREAGE

Total Acres	160.00	
Cropland Acres	140.00 Est.	
GFWR Acres	158.00 Est.	MAWA 3.8

LEGAL Generally described as the southeast quarter of Section 21, Township 9 South, Range 7 East, G&SRB&M, Pinal County.

APN 408-11-021B

IRRIGATION The farm receives gravity flow irrigation water from the Central Arizona Irrigation and Drainage District (CAIDD). Current water costs include a district assessment of \$38.00/district acre and a water charge of \$73.00/af. The farm holds a grandfathered water right for approximately 158 acres with a current allotment of 600.4 af/year, GFWR Certificate No. 58-112566.0007. The farm has one currently idle irrigation well, well no. 55-610593. Grandfathered water rights are part of a larger right with the exact acreage and allocation to be determined by the Arizona Department of Water Resources at close of escrow.



SOILS

Series	Class	Approximate %
24 – Glenbar clay loam	Illw	100.00%

ELEVATION Approximately 1,600'

FEMA Flood Zone A, special flood hazard area without base flood elevation.

ZONING GR – General Rural, Pinal County.

TAXES \$6,918.02 per year inclusive of irrigation district assessments based on 2021 taxes.

PRICE \$1,040,000 or \$6,500 per acre

TERMS Cash

COMMENTS

- Currently planted to alfalfa
- Cash rent tenant

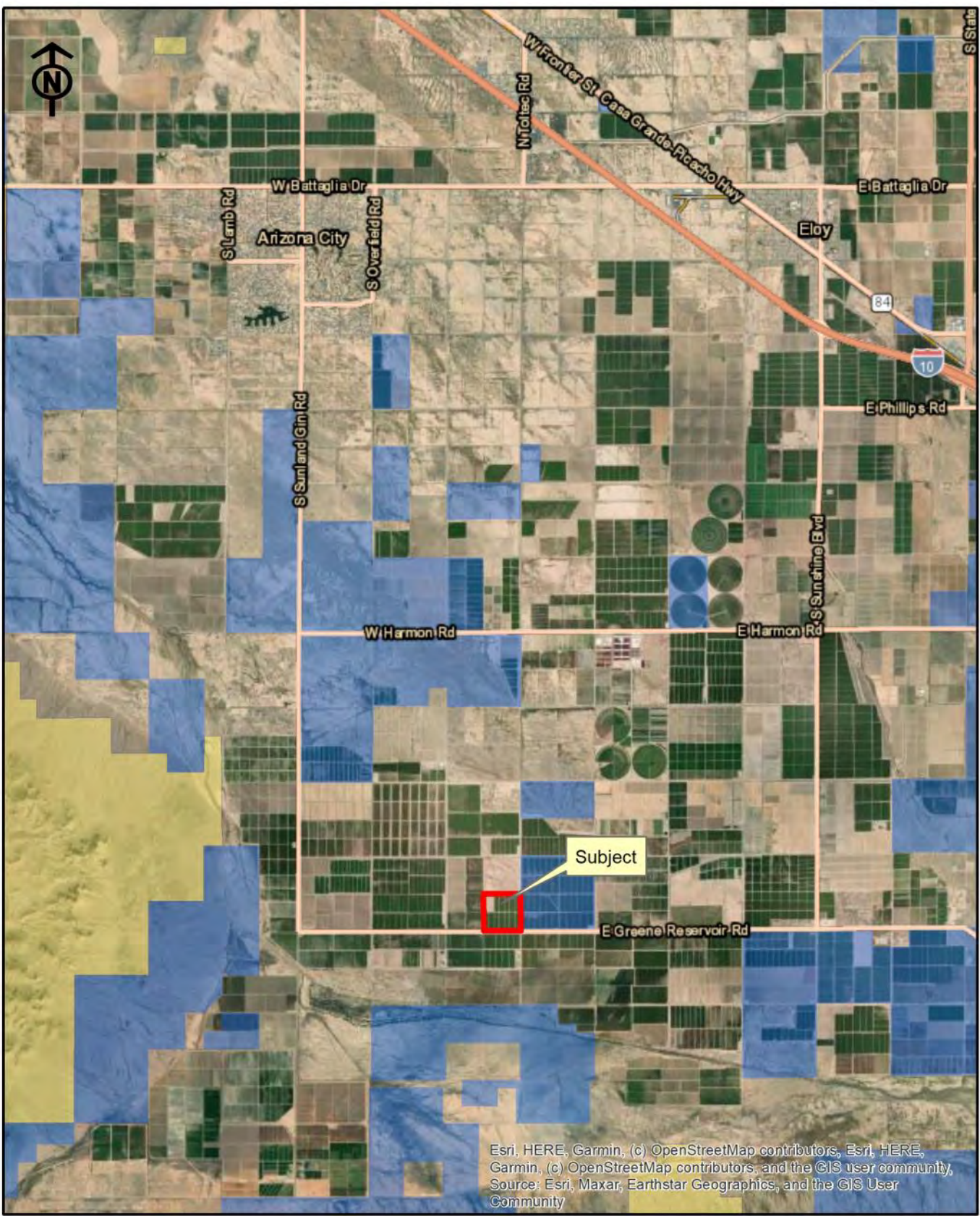




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Three Rivers Ag Investments
 Toltec 160 Farm
 Location Map

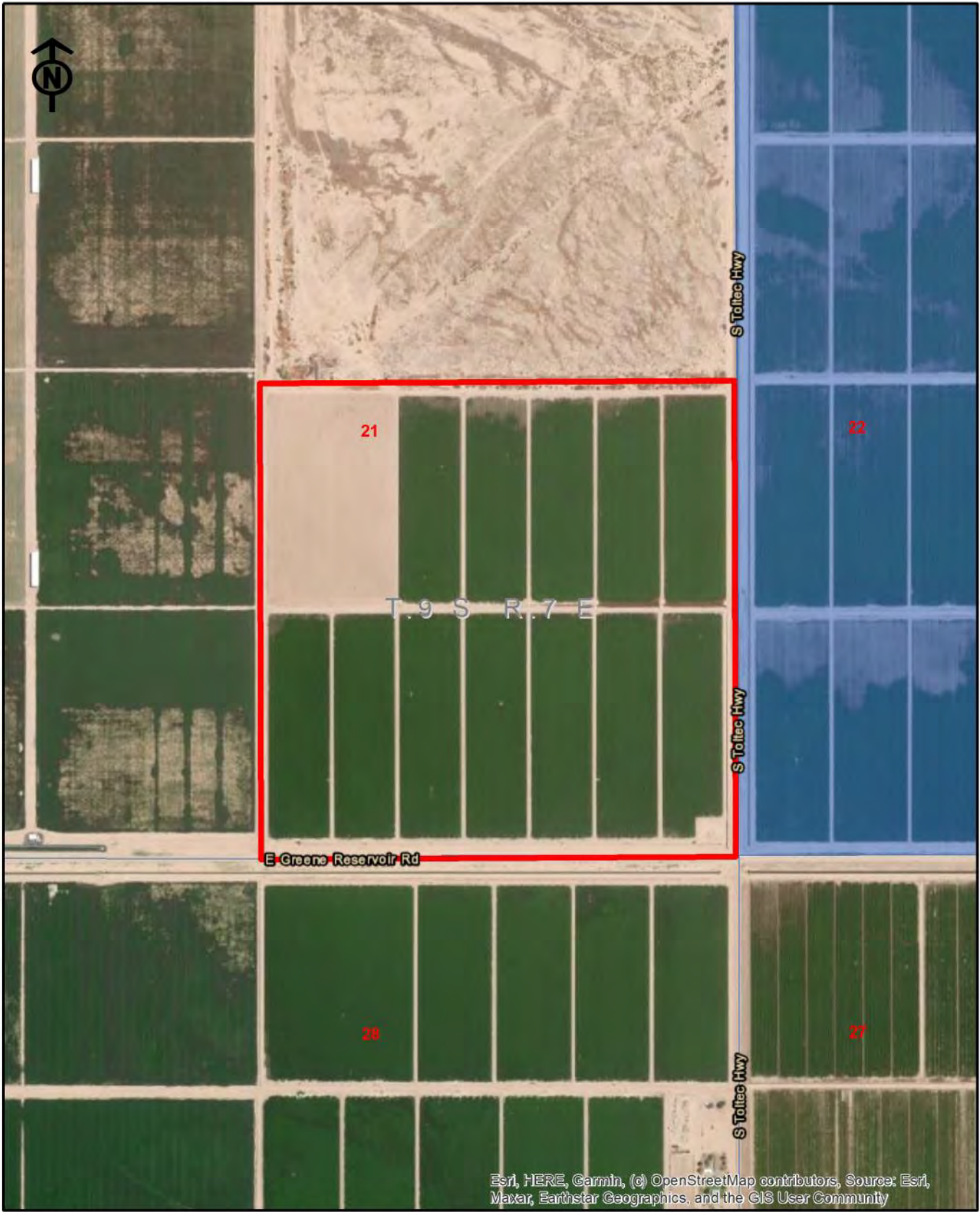
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 Toltec 160 Farm
 Area Map

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Toltec 160 Farm
Aerial Map

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TOLTEC 160 FARM, PINAL COUNTY, AZ



2022 alfalfa crop



CAIDD turn-out C-107

TOLTEC 160 FARM, PINAL COUNTY, AZ



West view of south concrete lined ditch



East view of level basin drain back dirt ditch