



**Three Rivers**  
AG INVESTMENTS

For further information,  
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# WHITE WATER CREEK PECANS

Cochise County, Arizona

102.21 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION** New plant pecans, 6th thru 8th leaf, located on the south side of Jefferson Road just east of Elfrida, Cochise County, Arizona.

**ACREAGE**

Total Acres	102.21
NIA Acres	101.00
Pecan Acres	77.50 +/-

**LEGAL** Generally described as a portion of the northwest quarter of Section 23, T20S, R26E, G&SRB&M, Cochise County, Arizona.

**APN** 403-37-015B and 015C

**IRRIGATION** Two active irrigation wells delivering water to pecans through solid set sprinkler system currently set up with drip irrigation emitters to each tree. Active wells are approximately 480' – 500' deep, each producing approximately 450 – 500 GPM. The farm has 101 acres of Notice of Irrigation Authority within the Douglas Irrigation Non-Expansion Area.

**PLANTINGS** Approximately 77.55 acres of pecans: Approximately 80% Western Schley and approximately 20% Wichita varieties, on 20'x40' spacing. Approximately 35.5 acres planted spring of 2014, approximately 22 acres planted spring of 2015 and approximately 20 acres planted spring of 2016.

**IMPROVEMENTS** Small storage building.

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

**ELEVATION** From 4,160' – 4,170'

**FLOOD ZONE** Zone X, area of minimal flood hazard.

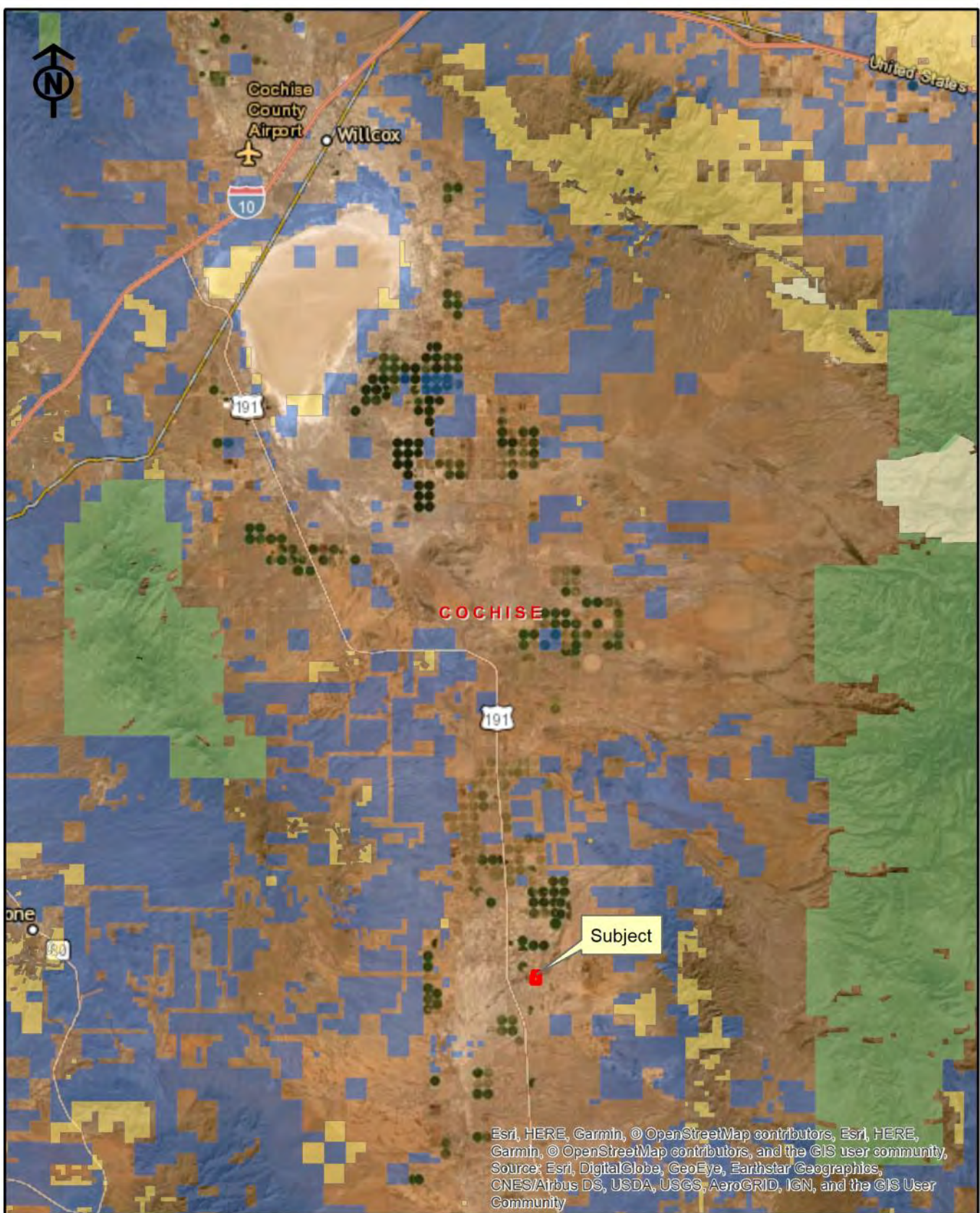
**ZONING** RU-4, Cochise County

**TAXES** \$637.20 per year based on 2020.

**PRICE** \$1,800,000 or \$17,611 per acre

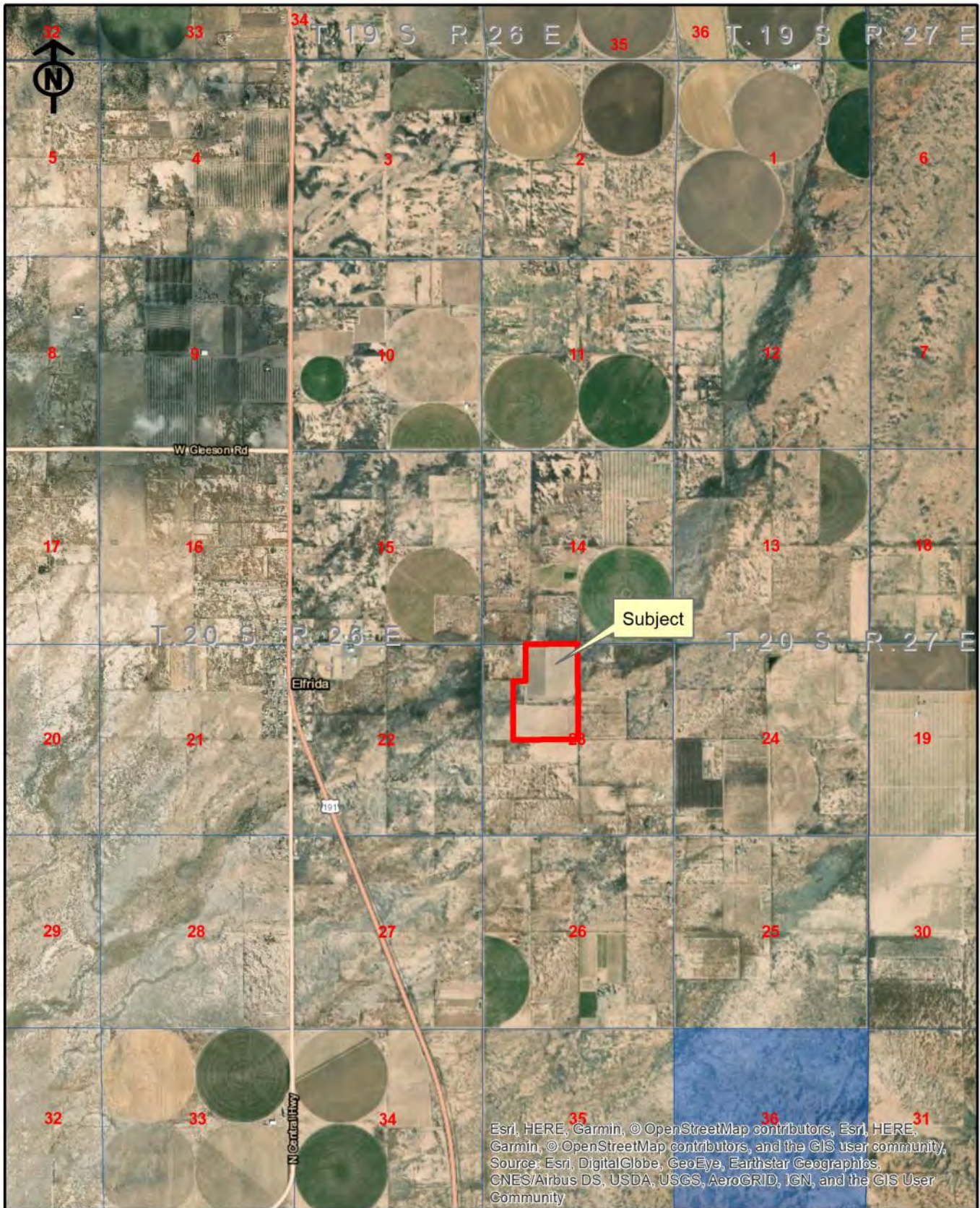
**TERMS** Cash





**Three Rivers Ag Investments**  
 White Water Creek Pecans  
 Location Map

Jack M. Doughty  
 (480) 802-2305 (Office)



**Three Rivers Ag Investments**  
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 Area Map

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## White Water Creek Pecans

### Aerial Map

Jack M. Doughty  
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## WHITE WATER CREEK PECANS, COCHISE COUNTY, AZ



Pecans, 7th leaf, 20' x 40' spacing



6th leaf pecans, 20' x 40' spacing

**WHITE WATER CREEK PECANS, COCHISE COUNTY, AZ**



Natural gas driven irrigation pump



Storage building