



**Three Rivers**  
AG INVESTMENTS

For further information,  
please contact:

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**WILLCOX OC 318**

Cochise County, Arizona  
318 Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION** Located approximately 12 miles north of Willcox, at the northeast corner of N. Fort Grant and W. Williams Roads, Cochise County, Arizona.

**ACREAGE** Total acres 318  
Potential cropland acres 240 est.

**LEGAL** Generally described as the south half of Section 17, except the west 33' thereof, Township 12 South, Range 24 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

**APN** 201-17-002E

SOILS	Series	Class	Approx. %
	Cc – Cogswell clay loam	3s	39.1
	Fy – Frye sandy loam	3s	33.0
	Mc – McAllister loam	1	16.1
	SnA – Sonoita sandy loam	2s	6.8
	Cs – Cowan sandy loam	3s	5.0

**IRRIGATION** The farm has two new irrigation wells approximately 1,000' deep with 13" casing both equipped with line shaft turbine pumps powered by 200 hp electric motors. Test pumping demonstrates 700-750 GPM for each well. Additionally, the farm includes one domestic well with submersible pump.

The property is included within the Willcox basin and as such is impacted by the designation of the new Willcox AMA. Application for Grandfathered Water Rights will be required, and for this farm the application utilizing substantial capital improvements in irrigation equipment will be necessary to qualify for irrigation water rights. Contact the listing agent for additional information.

**IMPROVEMENTS** Quonset shop building and old residence of minimal value.

**ZONING** RU-4, with special use permit for cannabis growing facility, Cochise County, AZ.

**ELEVATION** 4,260' – 4,264'

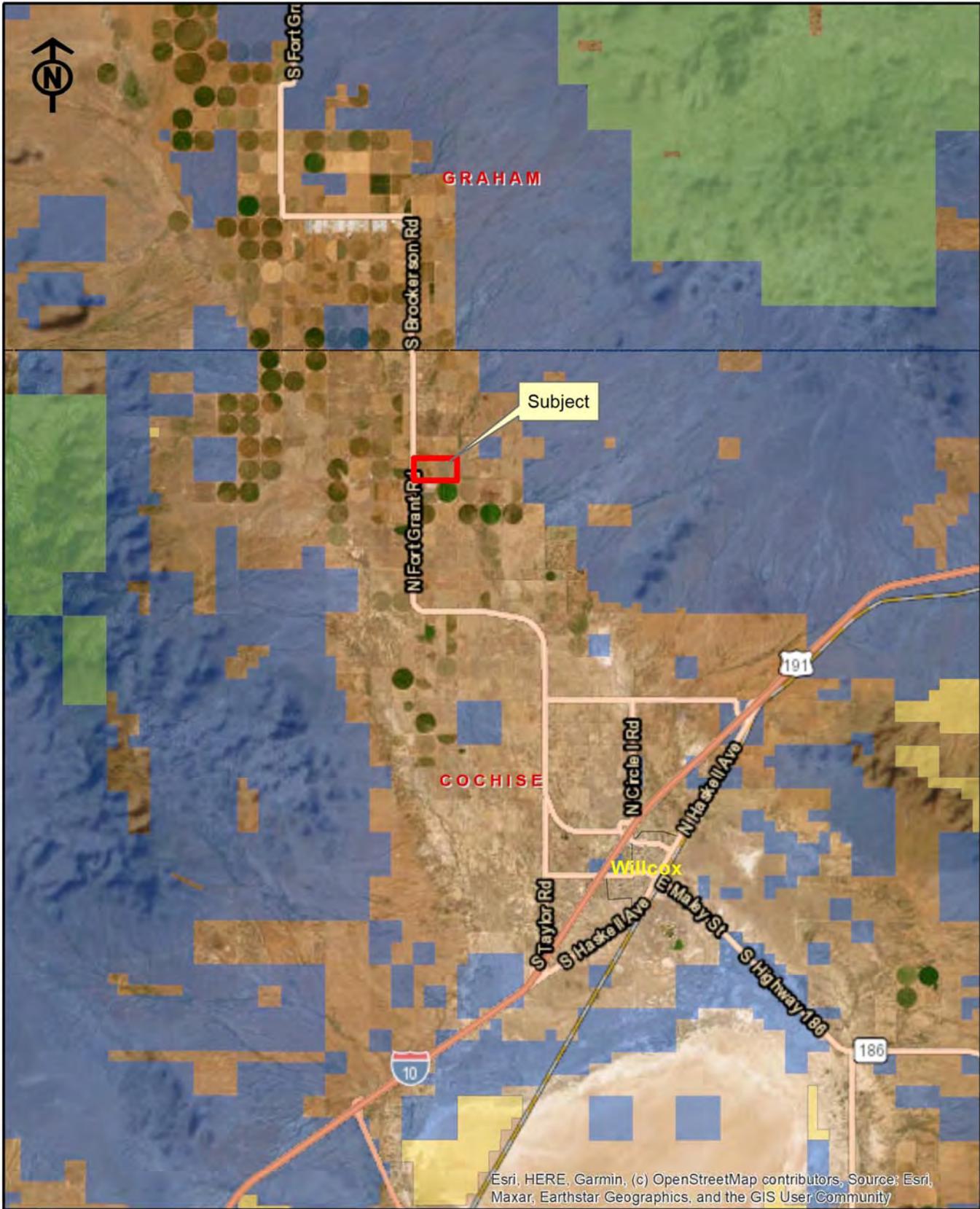
**FLOOD ZONE** Approximately 68% flood zone AO, areas subject to inundation by the 1% annual chance of flood, and approximately 32% flood zone X, areas of minimal flooding.

**TAXES** \$14,271.44 per year based on 2025 taxes.

**PRICE** \$1,350,000

**TERMS** Cash

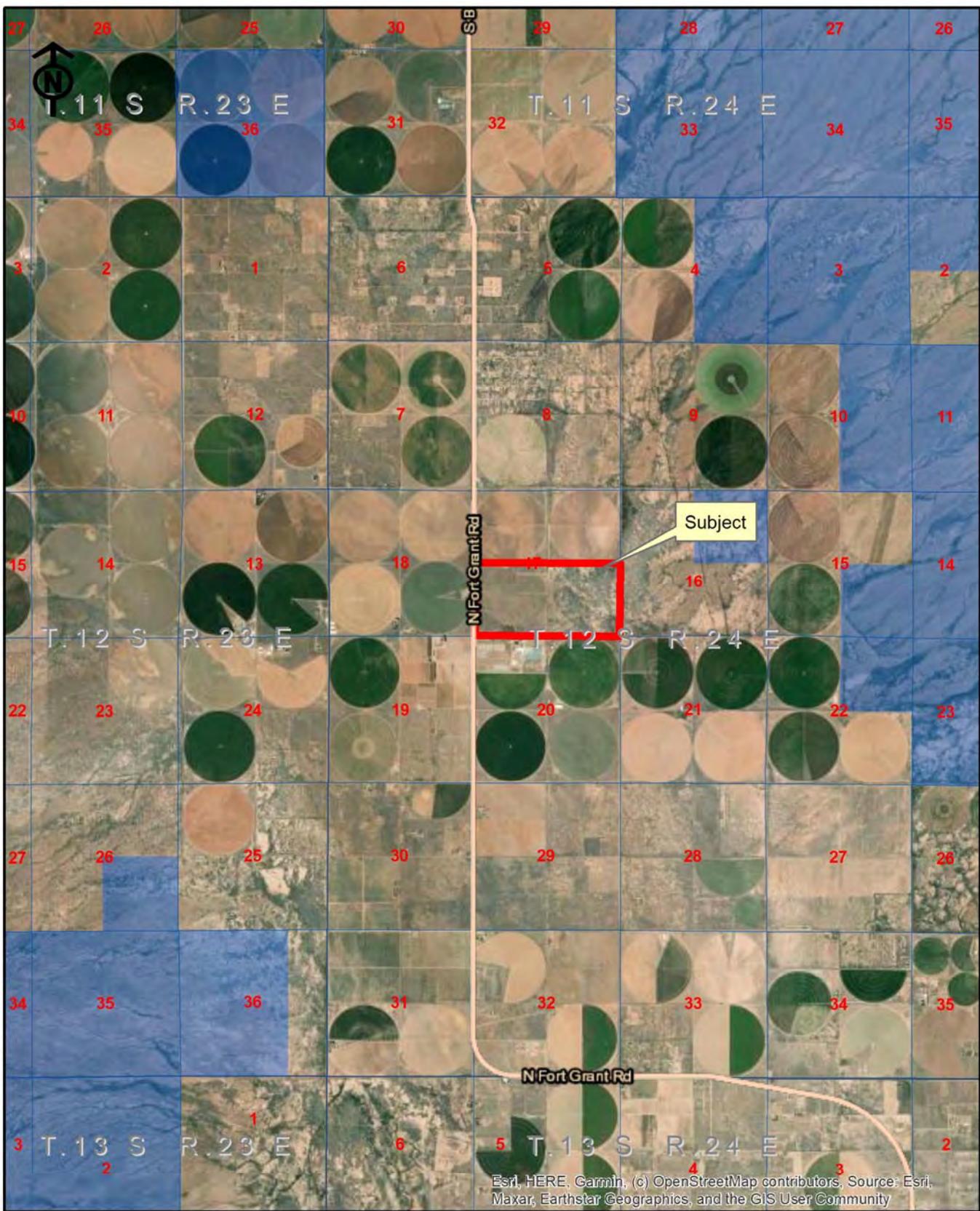




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**Three Rivers Ag Investments**  
 Willcox OC, LLC, Approx. 318 acres  
 Location Map

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



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**Three Rivers Ag Investments**  
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 Area Map

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# Three Rivers Ag Investments

Willcox OC, LLC, Approx. 318 acres  
Aerial Map

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# Three Rivers Ag Investments

Willcox OC, LLC, Approx. 318 acres  
Well Location Map

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**WILLCOX OC 318 ACRES, COCHISE COUNTY, ARIZONA**



North view of Fort Grant Road from southwest corner



West irrigation well 55-927158

**WILLCOX OC 318 ACRES, COCHISE COUNTY, ARIZONA**



East well 55-927157



Quonset barn storage building.