



Three Rivers AG INVESTMENTS

For further information,
please contact:

Jack Doughty

4960 South Gilbert Road
Suite 1-606
Chandler, AZ 85249

Office: (480) 802-2305

Cell: (602) 228-0563

jdoughty@threeriversag.com
www.threeriversag.com

ZUCK 400 FARM

Cochise County, Arizona

400 Total Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION

Northwest corner of US Highway 191 and Courtland Road approximately three miles north of Elfrida and approximately 35 miles south of Willcox, Cochise County, Arizona.

ACREAGE

Total Acres	400
Pivot Irrigated Acres	300
Notice of Irrigation Authority Acres	300

LEGAL

The south half of Section 21 and the east half of the southeast quarter of Section 20, T19S, R26E, G&SRB&M, Cochise County, Arizona.

APN

401-36-016

IRRIGATION

There are three active irrigation wells delivering water to three center pivot sprinklers. Wells range from 908' to 1,030' deep. Pivot sprinklers include two full circle 2008 Zimmatics and one half circle 2012 Zimmatic pivot. There is an additional irrigation well used for domestic purposes.

WATER RIGHTS

The farm is located within the Douglas Irrigation Non-Expansion Area ("Douglas INA"). As such, the farm holds certificates for Notice of Irrigation Authority ("NIA") for 300 acres. Having water rights in an area that limits future irrigation expansion adds to the sustainability of irrigation water resources for the property.

SOILS

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

IMPROVEMENTS

Hay barn, corrals and manufactured home pad.

ELEVATION

Approximately 4,225'

FEMA

Approximately 92% flood "Zone X" and 8% flood "Zone A"

ZONING

RU4, minimum 4-acre lot size per residence, Cochise County.

TAXES

\$3,169.92 per year based on 2018 taxes.

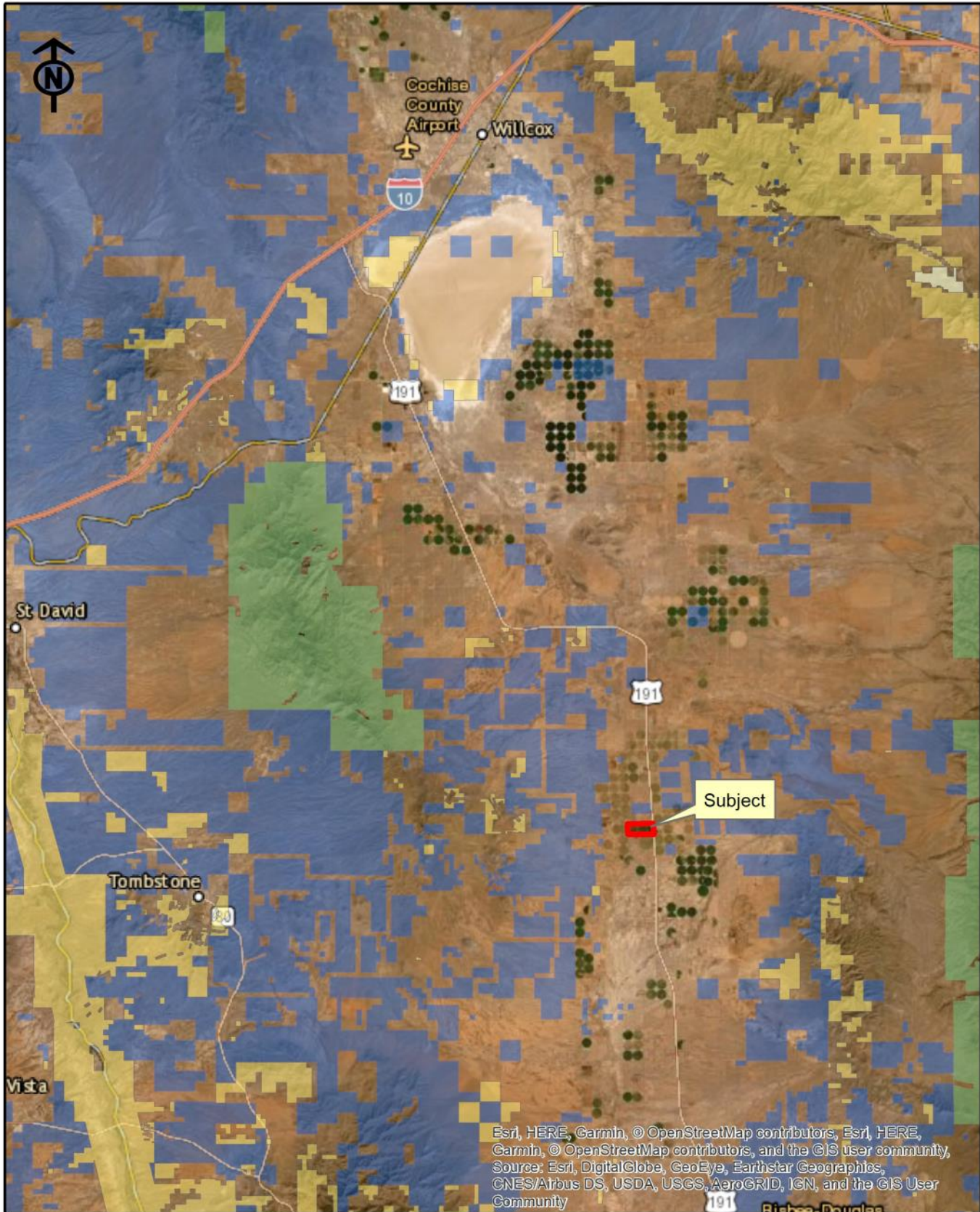
PRICE

\$1,920,000 or \$4,800 per acre

TERMS

Cash





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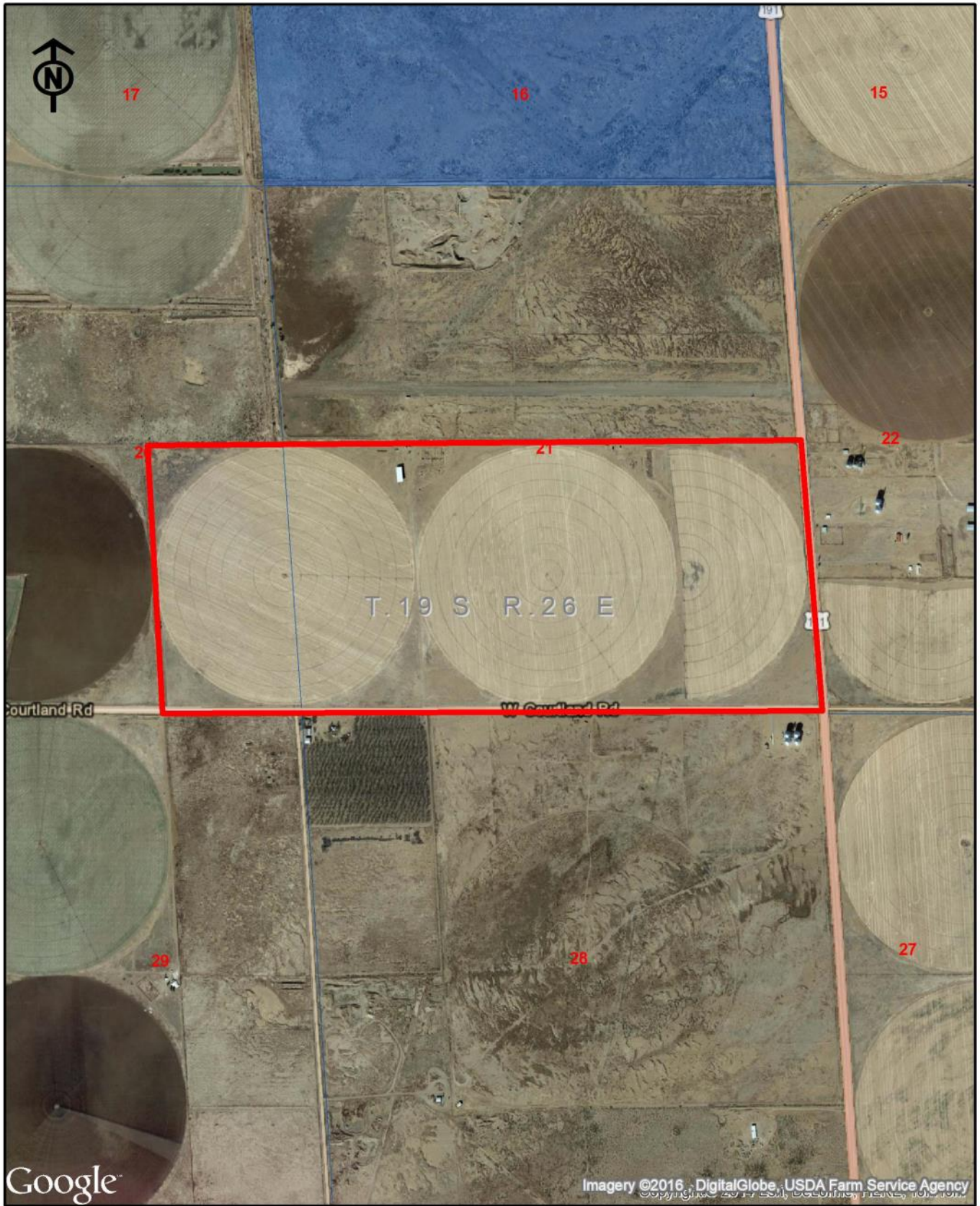
Three Rivers Ag Investments
 Zuck Hwy 191 - 400 Acres
 Location Map

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



Three Rivers Ag Investments
 Zuck Hwy 191 400 acres
 Area Map

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



Three Rivers Ag Investments
Zuck Hwy 191 400 acres
Aerial Map

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ZUCK 400 ACRES, COCHISE COUNTY, AZ



2019 cotton crop



2019 corn crop

ZUCK 400 ACRES, COCHISE COUNTY, AZ



Hay barn, 60' x 150' under roof



Well No. 1, 1030' deep, 12" casing, 150 Hp, 750 GPM