



**Three Rivers**  
AG INVESTMENTS

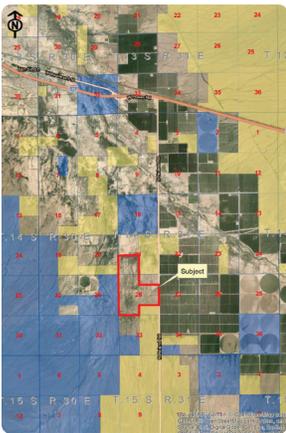
For further information,  
please contact:

**Jack Doughty**  
**Bruce Burger**

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

Office: (480) 802-2305  
Jack Cell: (602) 228-0563  
Bruce Cell: (406) 671-6174

jdoughty@threeriversag.com  
bburger@threeriversag.com  
www.threeriversag.com



## SAN SIMON 637

Cochise County, Arizona  
637.25 +/- Total Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION** Undeveloped agricultural land located approximately five miles south of I-10 and San Simon in Cochise County, Arizona. The property lies roughly two miles southwest of the San Simon River, along the west side of Noland Road directly across from nearly 3,000 acres of developed pecan orchards.

**ACREAGE** Total acres: 637.25 +/-

**LEGAL** Portions of Sections 21 and 28, Township 14 South, Range 31 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

**APN** 304-04-015A, 015B, 015C, 039, 040A and 040C

**IRRIGATION** One inactive well, originally drilled to a reported depth of 915 feet, and a second unfinished well are located in the southern area of the property.

SOILS	Series	Class	Approximate %
	33 – Pima-Grabe silt loams	I	82
	44 – Vekol loam	IIIs	18

**ELEVATION** 3,700' – 3,750'

**FEMA** Approximately 95% "Zone X" and approximately 5% "Zone A."

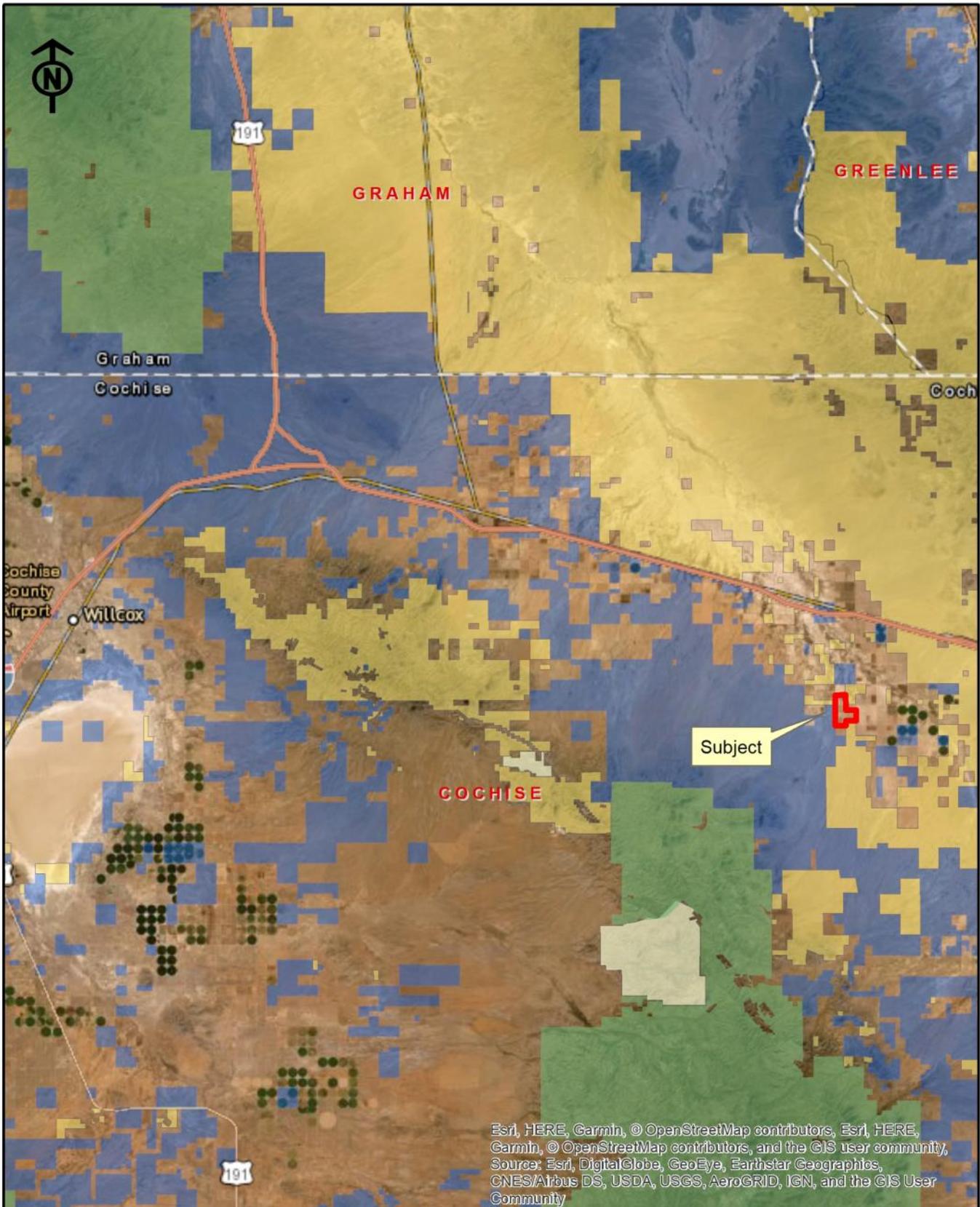
**ZONING** RU-4, minimum 4-acre lot size per residence, Cochise County, Arizona.

**TAXES** \$2,604.72 per year based on 2021 taxes.

**PRICE** \$1,847,000, approximately \$2,900 per acre.

**TERMS** Cash

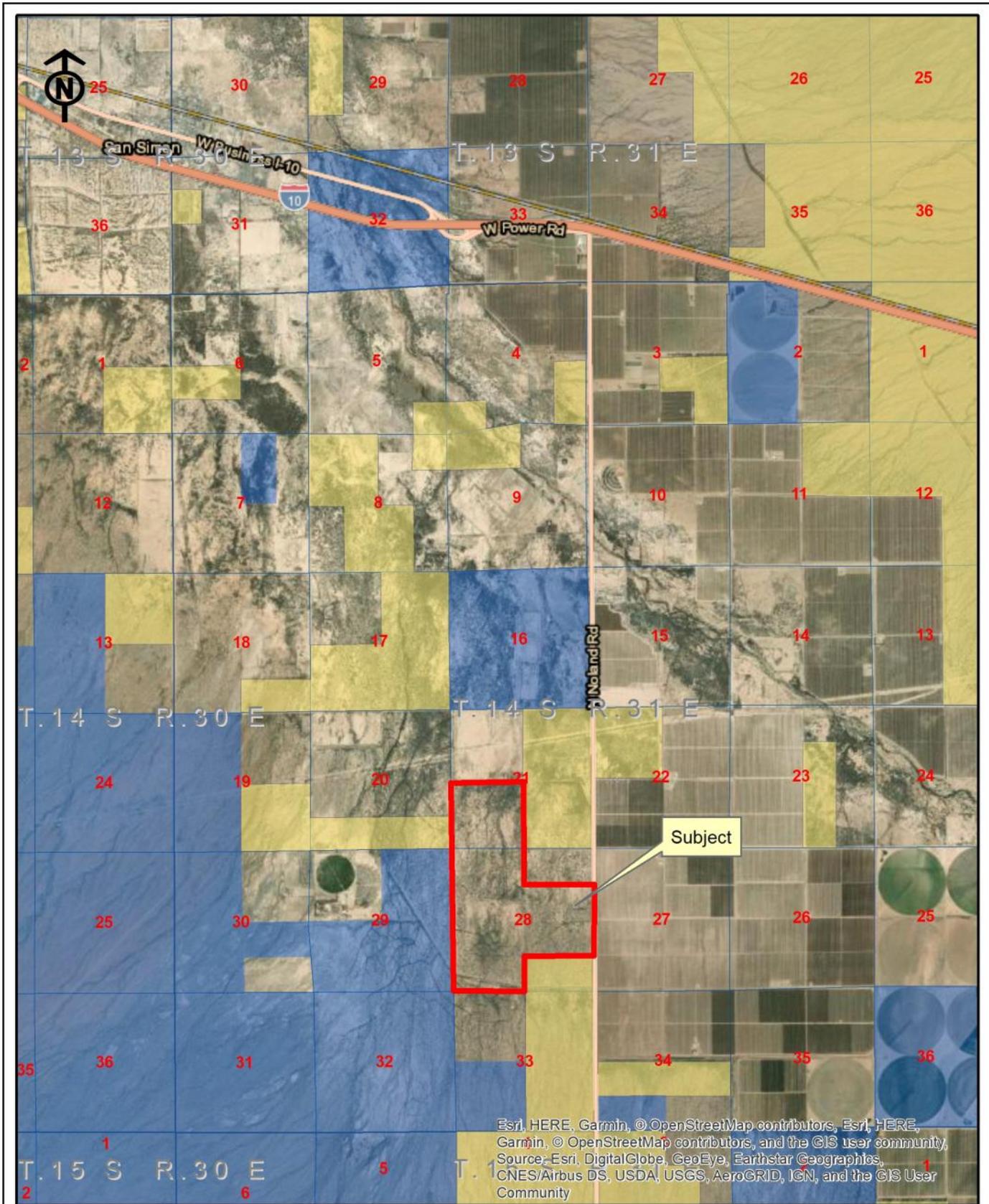
- COMMENTS**
- Potential for pecan and pistachio development.
  - Strong soils profile. Located adjacent to active pecan production.
  - Partially bordered by state and federal lands.



Esri, HERE, Garmin, © OpenStreetMap contributors, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

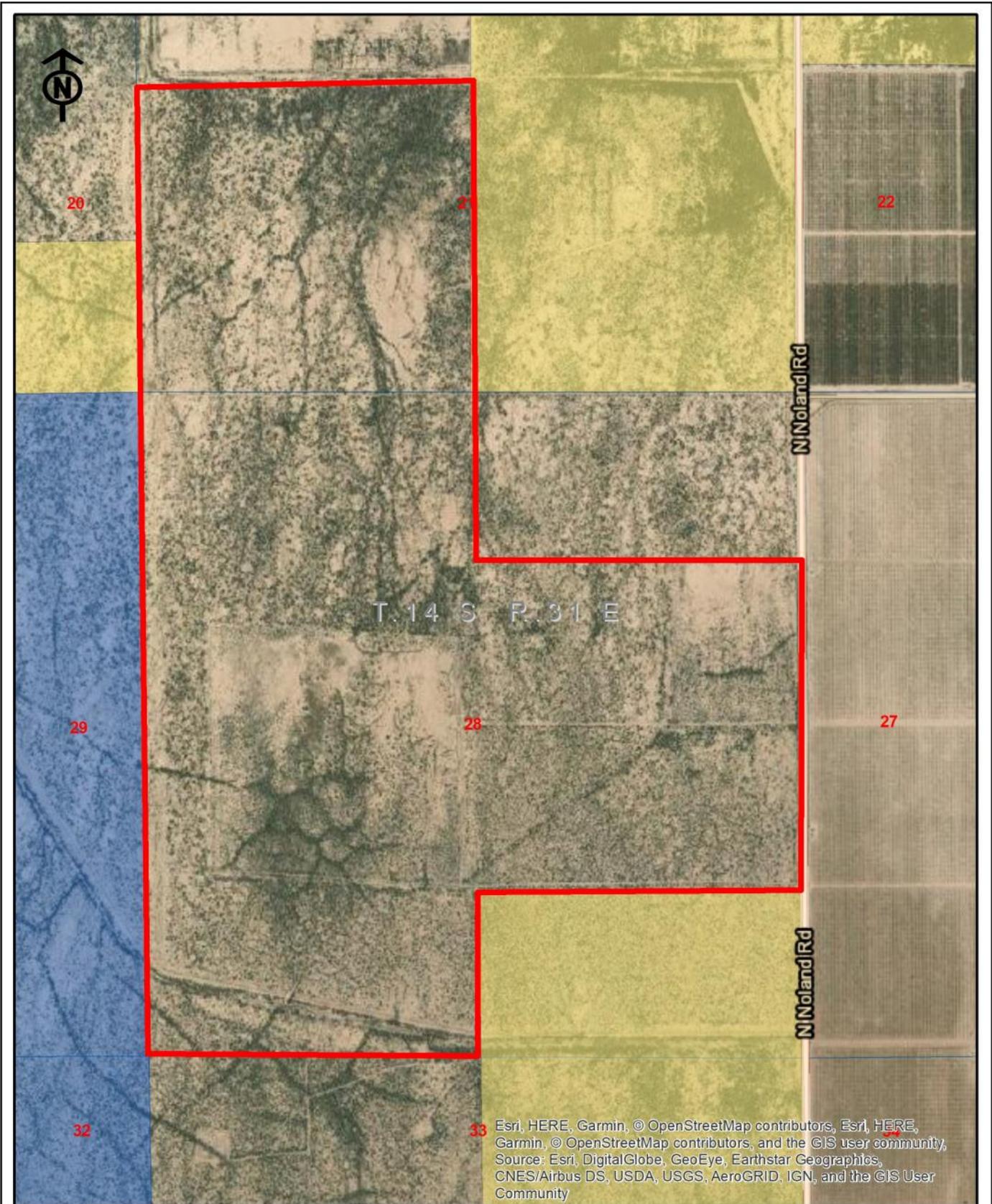
**Three Rivers Ag Investments**  
 San Simon 637 acres  
 Location Map

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



**Three Rivers Ag Investments**  
 San Simon 637 acres  
 Area Map

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



**Three Rivers Ag Investments**  
 San Simon 637 acres  
 Aerial Map

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

**SAN SIMON 637 ACRES, COCHISE COUNTY, ARIZONA**



Looking southwest from northeast corner, Noland Road



West view from northeast corner

**SAN SIMON 637 ACRES, COCHISE COUNTY, ARIZONA**



Southeast corner on Noland Road



Pecans across Noland Road from southeast corner