



Three Rivers
AG INVESTMENTS

For further information,
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HERITAGE PECANS

Cochise County, Arizona
76+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION Seventh leaf pecan planting located on the south side of Gleeson Road at Bell Road, two miles east of Highway 191, Elfrida, Cochise County, Arizona.

ACREAGE Total acres 76+/-
GFWR acres 76.18 (application submitted with Douglas AMA)
Planted acres 70

LEGAL Generally described as a portion of the northeast quarter of Section 14, T20S, R26E, G&SRB&M, Cochise County, Arizona.

APN 403-19-003B

IRRIGATION One active irrigation well delivering water to pecans through highly efficient drip irrigation system designed by Landmark Irrigation consisting of Flow Guard sand media filtration and triple drip line with Dripnet pressure compensating emitters. Two line subsurface, one line above ground. Active well is 1,005' deep, 12-3/4" casing, 150 hp electric motor, delivering 600-650 GPM. The farm holds a GFWR for 76.18 acres within the Douglas AMA (application submitted).

PLANTINGS 70 acres of pecans, 80% Waco with 20% Wichita varieties, 30'x20' spacing, planted Spring of 2018.

IMPROVEMENTS Garage/storage facility
Office/apartment
RV pad

SOILS	Series	Class	Approx. %
	45-Diaspar sandy loam	Ile	23.7
	78-Guest silty clay loam	IIIw	18.2
	137-Swisshelm sandy loam	Ile	3.9
	145-Ubik loam	IIIw	54.3

ELEVATION From 4,185' – 4,200'

FLOOD ZONE Approximately 25% Zone X, approximately 75% Zone A.

ZONING RU-4, Cochise County

TAXES \$834.90 per year based on 2023.

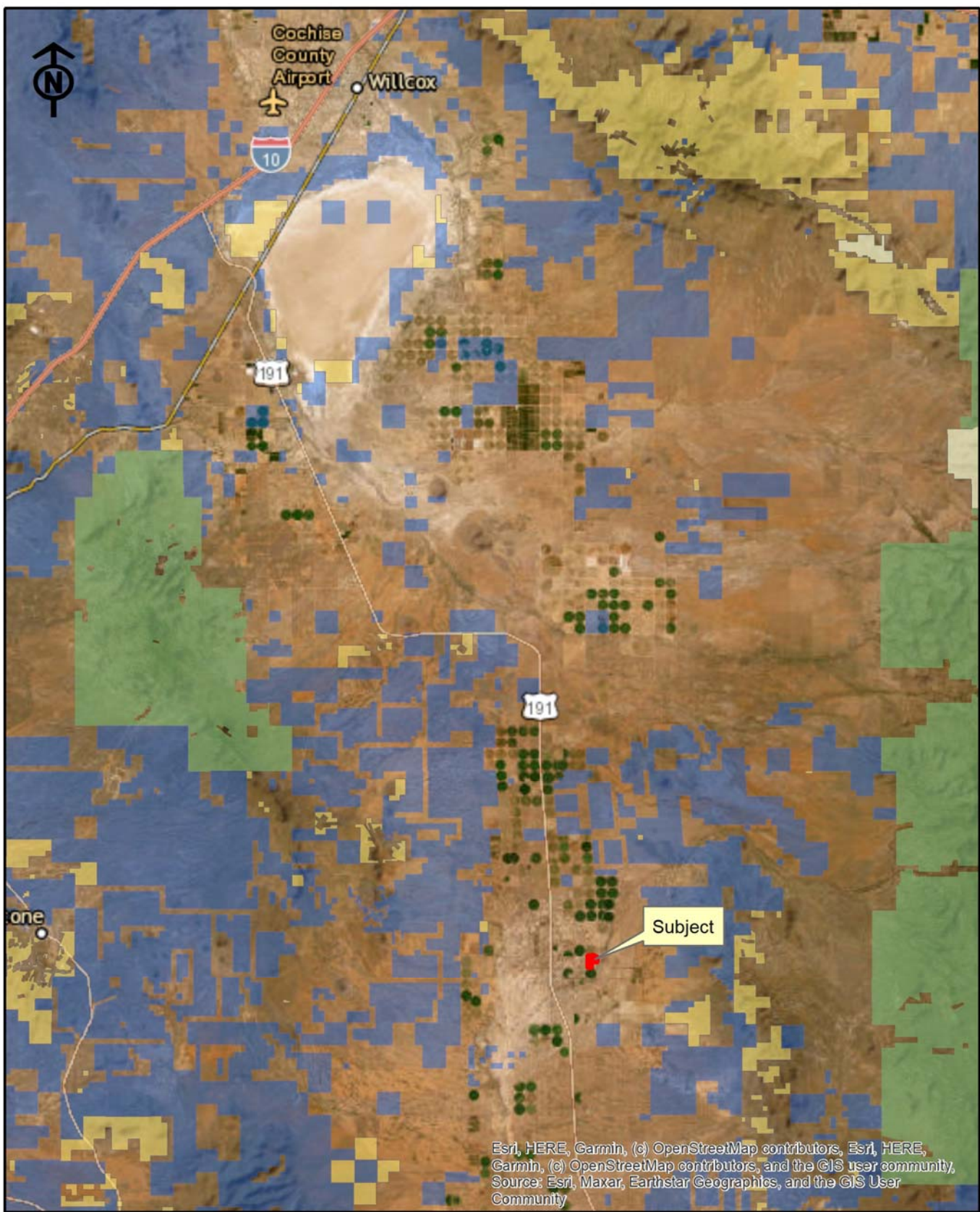
PRICE \$1,450,000 or \$19,079 per acre

TERMS Cash

COMMENTS

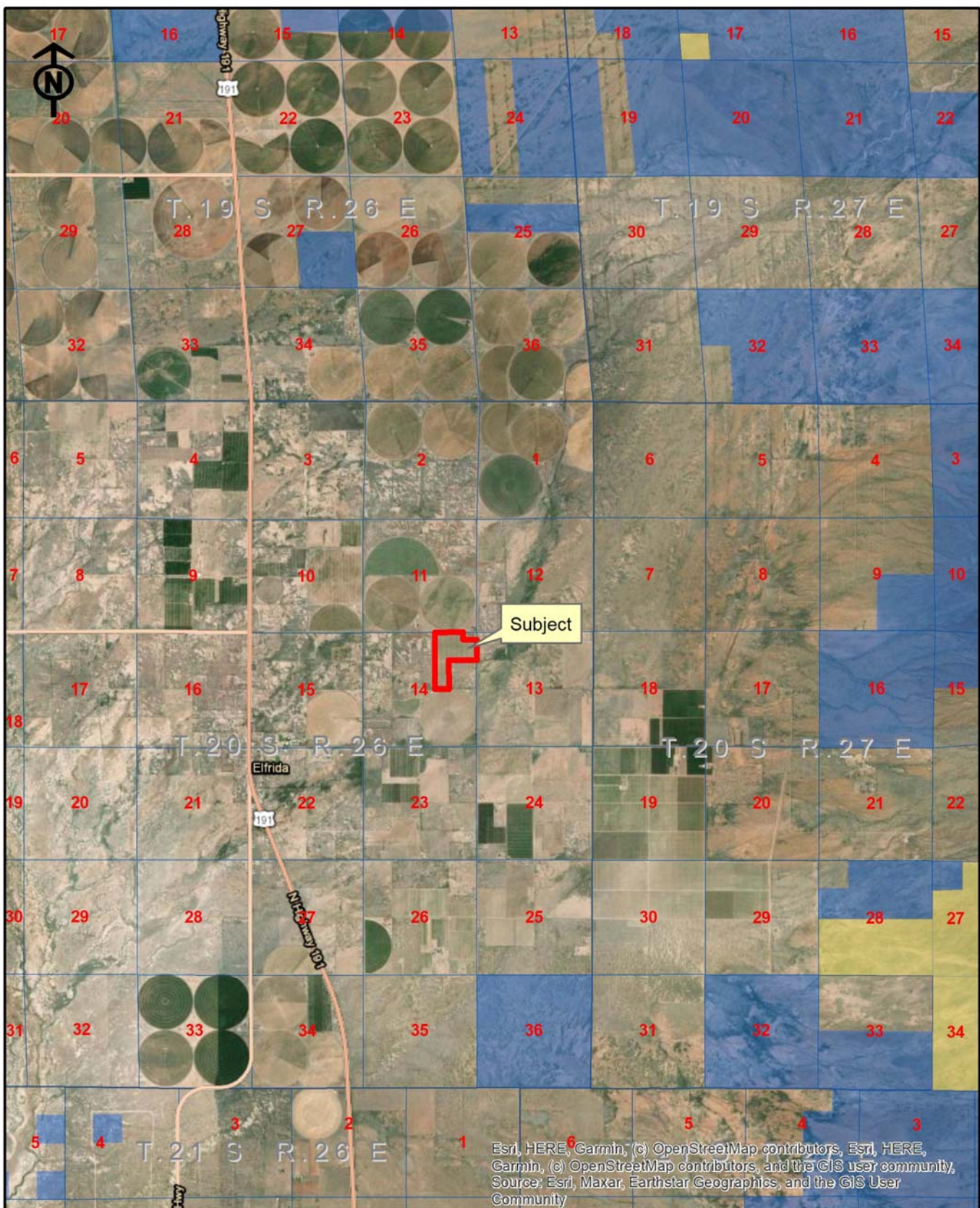
- Growth potential for cash flow as trees mature.
- Management available for absentee owner. Contact listing agent.





Three Rivers Ag Investments
Heritage Pecans
Location Map

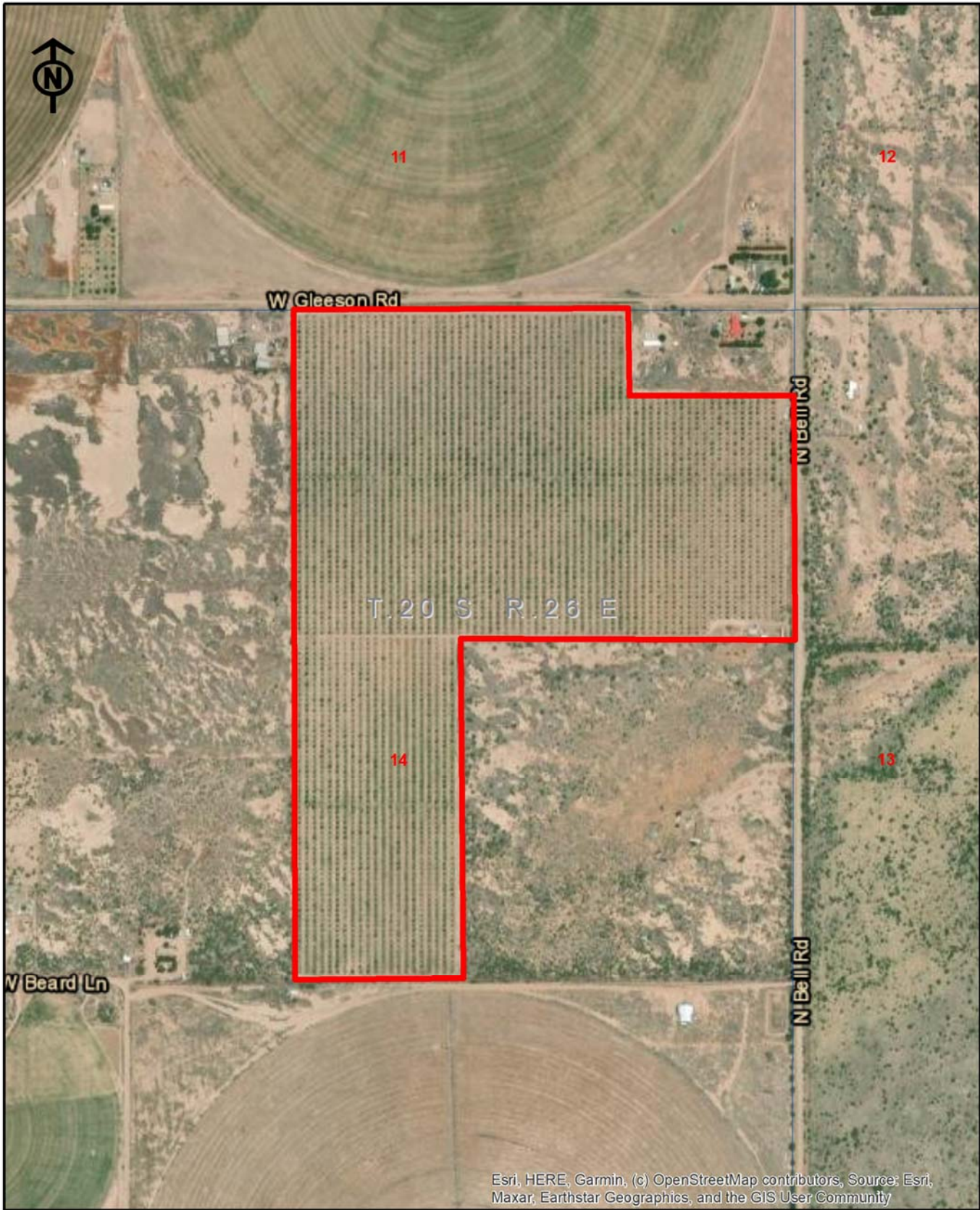
Jack M. Doughty
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Three Rivers Ag Investments

Heritage Pecans Area Map

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Three Rivers Ag Investments
Heritage Pecans
Aerial Map

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HERITAGE PECANS , COCHISE COUNTY, ARIZONA



Pecans planted 2018, 20' x 30' spacing



Well 1,005' deep, 12-3/4" casing, 150 hp, 600-650 gpm

HERITAGE PECANS, COCHISE COUNTY, ARIZONA



Garage/storage building



Pecan trees with two subsurface drip lines and one above ground drip line

HERITAGE PECANS, COCHISE COUNTY, ARIZONA



Flow Guard sand media filtration system



Office/apartment, partially complete