



## Three Rivers AG INVESTMENTS

For further information,  
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## HANSEN FARM

Pinal County, Arizona

521+/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



**LOCATION** This productive farm with I-8 frontage is located at the southwest corner of I-8 and Russell Road approximately six miles southwest from Casa Grande, Pinal County, Arizona.

<b>ACREAGE</b>	Total Acres	521.83
	Cropland Acres	456.60
	GFWR Acres	496.00
	MAWA	3.34

**LEGAL** Generally described as a portion the south half of Section 11, lying south of I-8; the northeast quarter of Section 14; and a portion of the west half of Section 14 all in T7S, R4E, G&SRB&M, Pinal County, Arizona.

**APN** 500-11-017B, 019A, 020C and 020D

**IRRIGATION** The farm receives gravity flow irrigation water from the Maricopa-Stanfield Irrigation and Drainage District ("MSIDD"). Current water cost includes MSIDD assessment of \$26.00/district acre and a water charge of \$52.00 per acre-foot up to 4.0 acre-feet and \$75.00 per acre-foot thereafter. The farm holds a grandfathered water right for 496 acres with a current allotment of 1,656.64 acre-feet per year. Irrigation improvements include concrete lined irrigation ditches delivering water to bench laser leveled fields for maximum irrigation efficiencies.



<b>SOILS</b>	Series	Class	Approximate %
	22-Gilman clay loam	IIw	39
	24-Glenbar clay loam	IIIw	37
	30-Mohall sandy loam	Iw	5
	45-Trix clay loam	IIw	19

**ELEVATION** 1,340' – 1,350'

**FEMA** Flood Zone X

**ZONING** GR-General Rural, Pinal County.

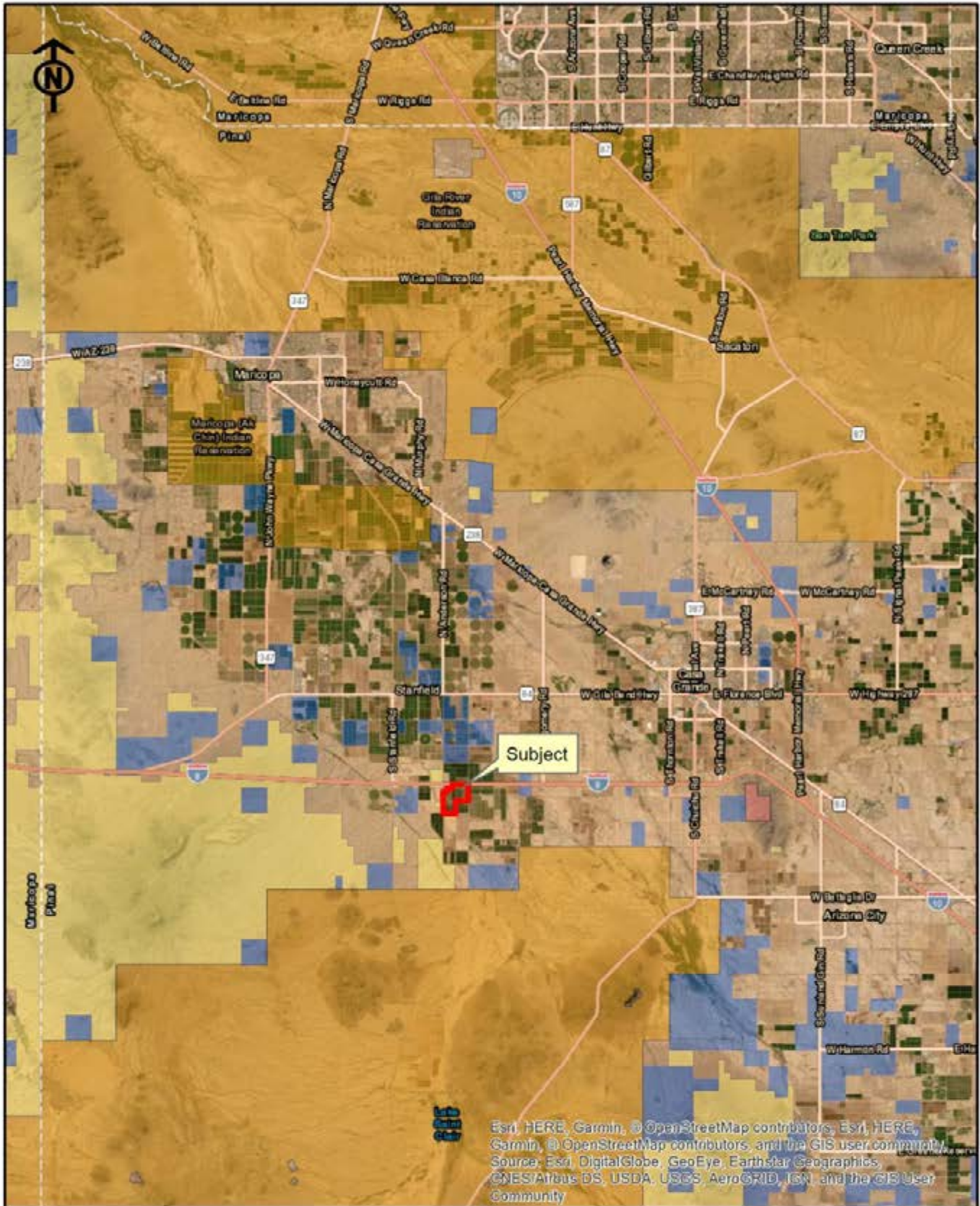
**TAXES** \$21,108.26 per year inclusive of irrigation district assessments based on 2020 taxes.

**PRICE** \$5,491,500

**TERMS** Cash

- COMMENTS**
- Ideally situated for appreciable growth in value due to its location within the I-8 corridor and the expanding employment growth of Casa Grande and Pinal County.
  - Cash rent farm tenant in place.





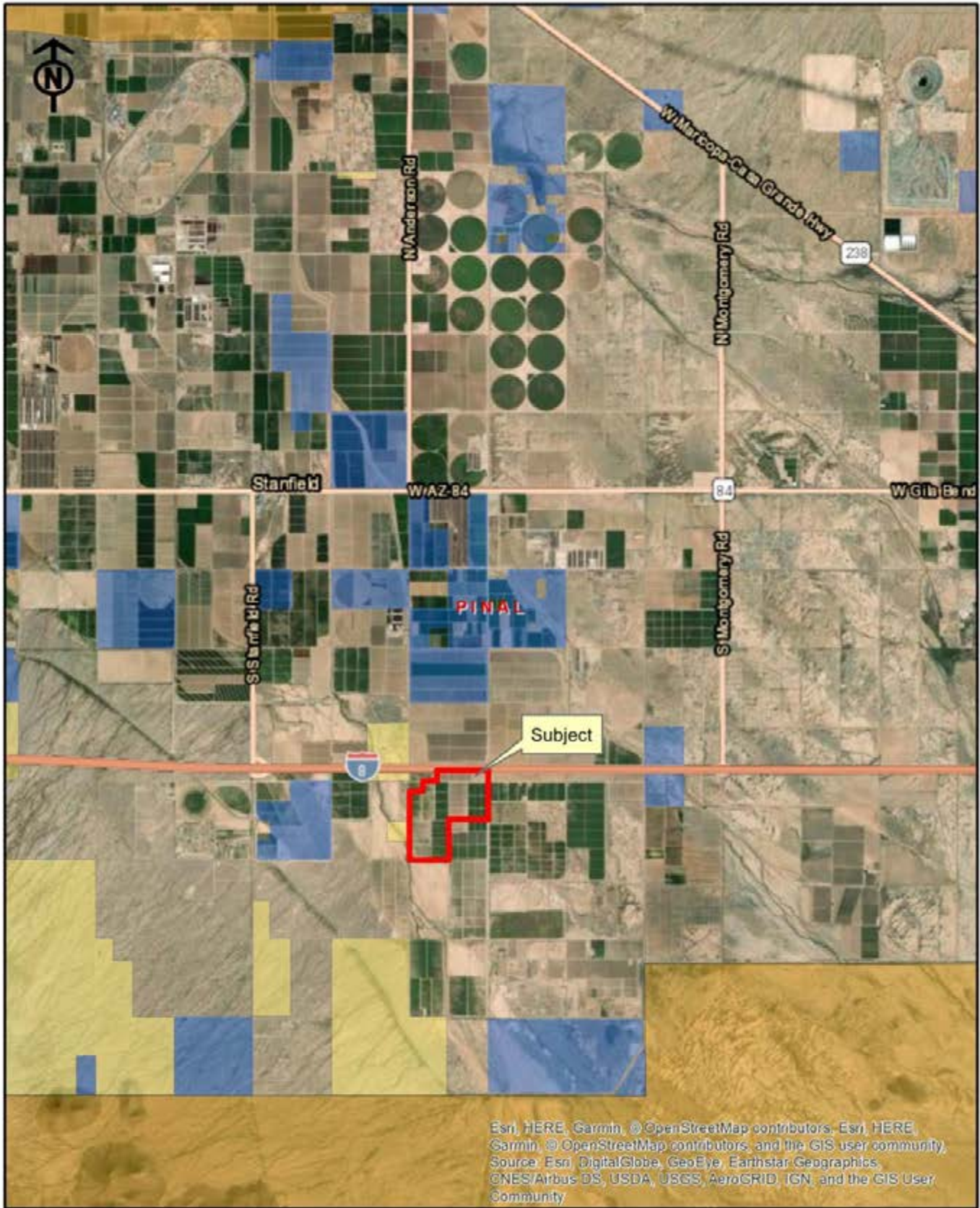
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## Hansen Farm

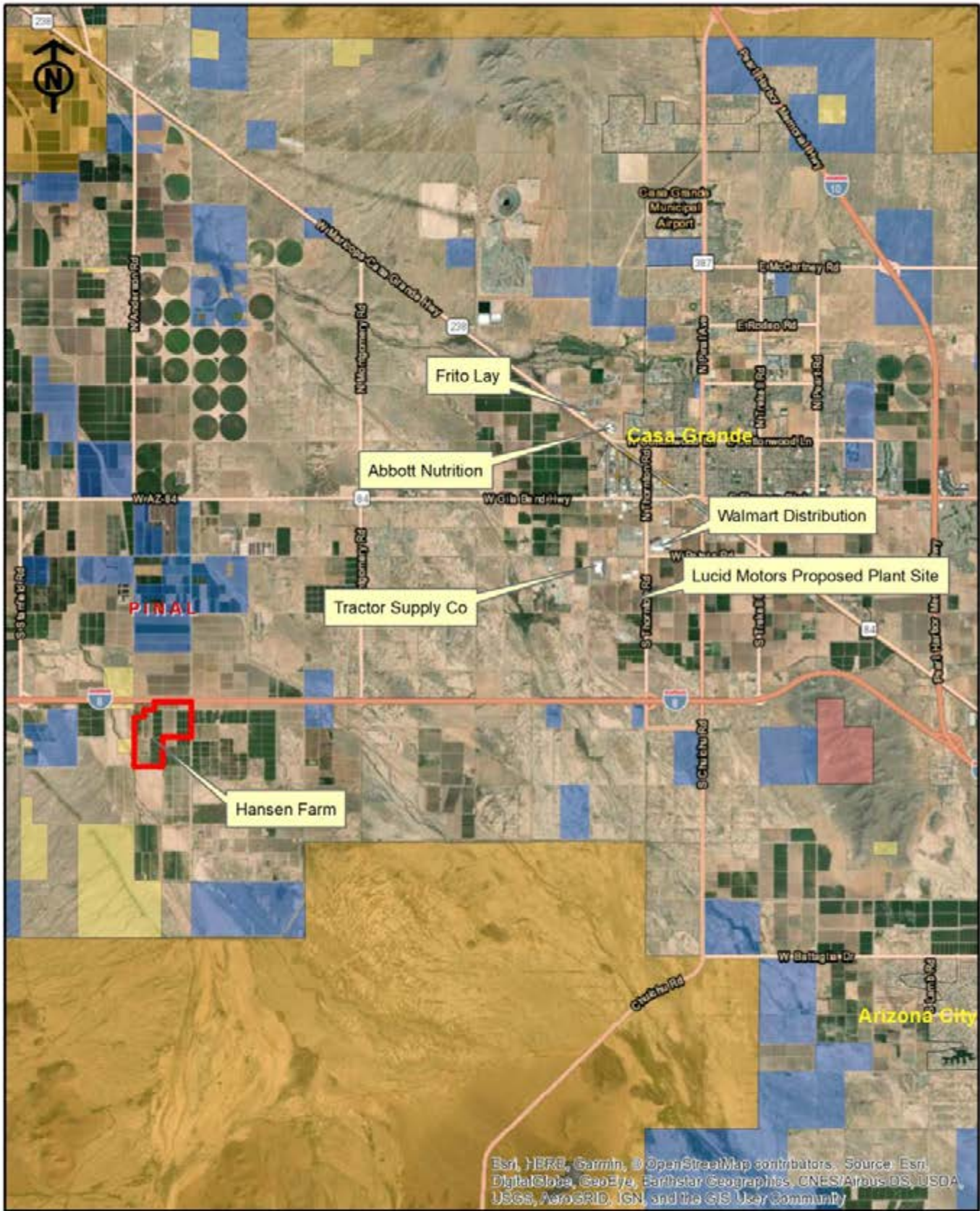
### Location Map

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



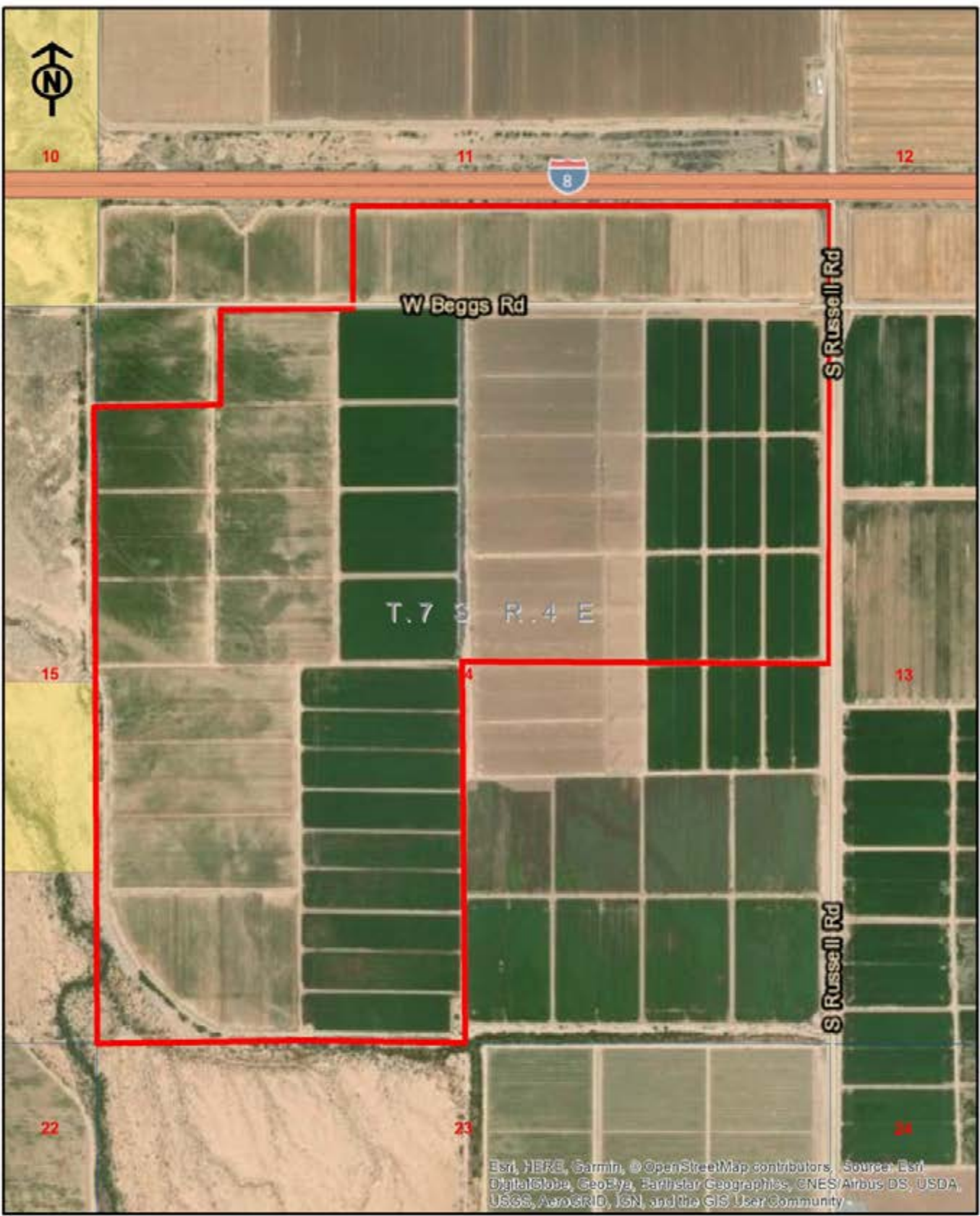
**Three Rivers Ag Investments**  
 Hansen Farm  
 Area Map

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**Three Rivers Ag Investments**  
 Hansen Farm  
 Casa Grande Employment

Jack M. Doughty  
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# Three Rivers Ag Investments

## Hansen Farm

### Aerial Map

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**HANSEN FARM, PINAL COUNTY, ARIZONA**



Southwest corner of Beggs and Russell Roads



Concrete ditch with typical jack gate turnout

## HANSEN FARM, PINAL COUNTY, ARIZONA



Interstate 8 frontage from Russell Road



2021 silage corn crop