



## 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](mailto:jdoughty@threeriversag.com)  
[www.threeriversag.com](http://www.threeriversag.com)



## HIGHLINE FARM/RANCH

Cochise County, Arizona

240.25 +/- Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



### LOCATION

This productive farm with livestock grazing improvements is located in the south Kansas Settlement area of the Sulphur Springs Valley in southeastern Arizona, approximately 24 miles south of Willcox, Cochise County, Arizona. 5897 East Sulphur Springs Road, Willcox, Arizona 85643.

### ACREAGE

Deeded acres	240.25 +/-
Irrigation acres	184.00 +/-

### LEGAL

Generally described as the southeast quarter, and the south half of the northeast quarter of Section 35, Township 16 South, Range 25 East, Gila and Salt River Base and Meridian, Cochise County, Arizona.

### APN

305-43-057A and 057B

### IRRIGATION

There are two active irrigation wells delivering water to two center pivot sprinklers. Wells are 500' and 1,000' deep producing 675 GPM and 750 GPM respectively. Wells are plumbed together for back up redundancy plus the piping system delivers water for domestic and livestock purposes. Pivot sprinklers include a full circle 2014 Zimmatic and a half circle 2020 Zimmatic.

### IMPROVEMENTS

Shop/barn, 50'x100', steel frame construction on concrete floor which includes one interior 3 bedroom, 2 bath apartment and one interior 2 bedroom, 2 bath apartment of wood frame construction. Utilities include domestic water from irrigation wells, propane gas and septic system.

Exterior barbed wire fencing, internal fenced feeding corrals, handling and shipping corrals.

### CAPACITY

Current ownership runs cattle on irrigated pasture and grows hay to support additional ranching operations. It is estimated, if properly managed, the facility could run 90 AUs year-long or seasonal stockers with hay production.

### SOILS

Primarily loam and sandy clay loam Class 3 soils suitable for irrigated crop production typically grown in the area.

### ZONING

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

### ELEVATION

Approximately 4,340'

### FLOOD ZONE

The property lies within flood zone "X", areas determined to be outside the .2% annual chance flood plain.

### TAXES

\$1,113.40 per year based on 2023.

### PRICE

\$1,950,000

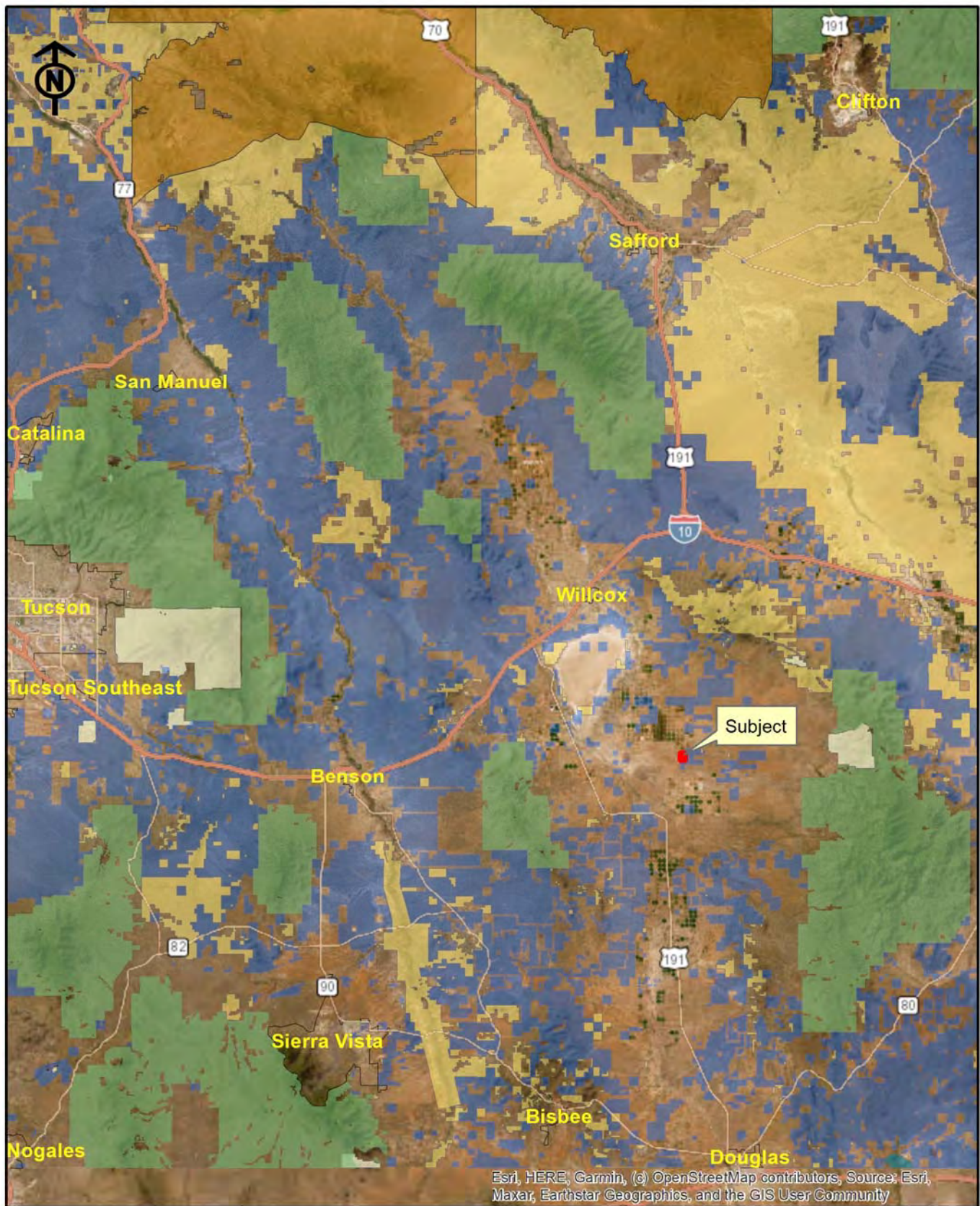
### TERMS

Cash

### COMMENTS

- Part or full-time ranching operation
- Great for weekend getaways





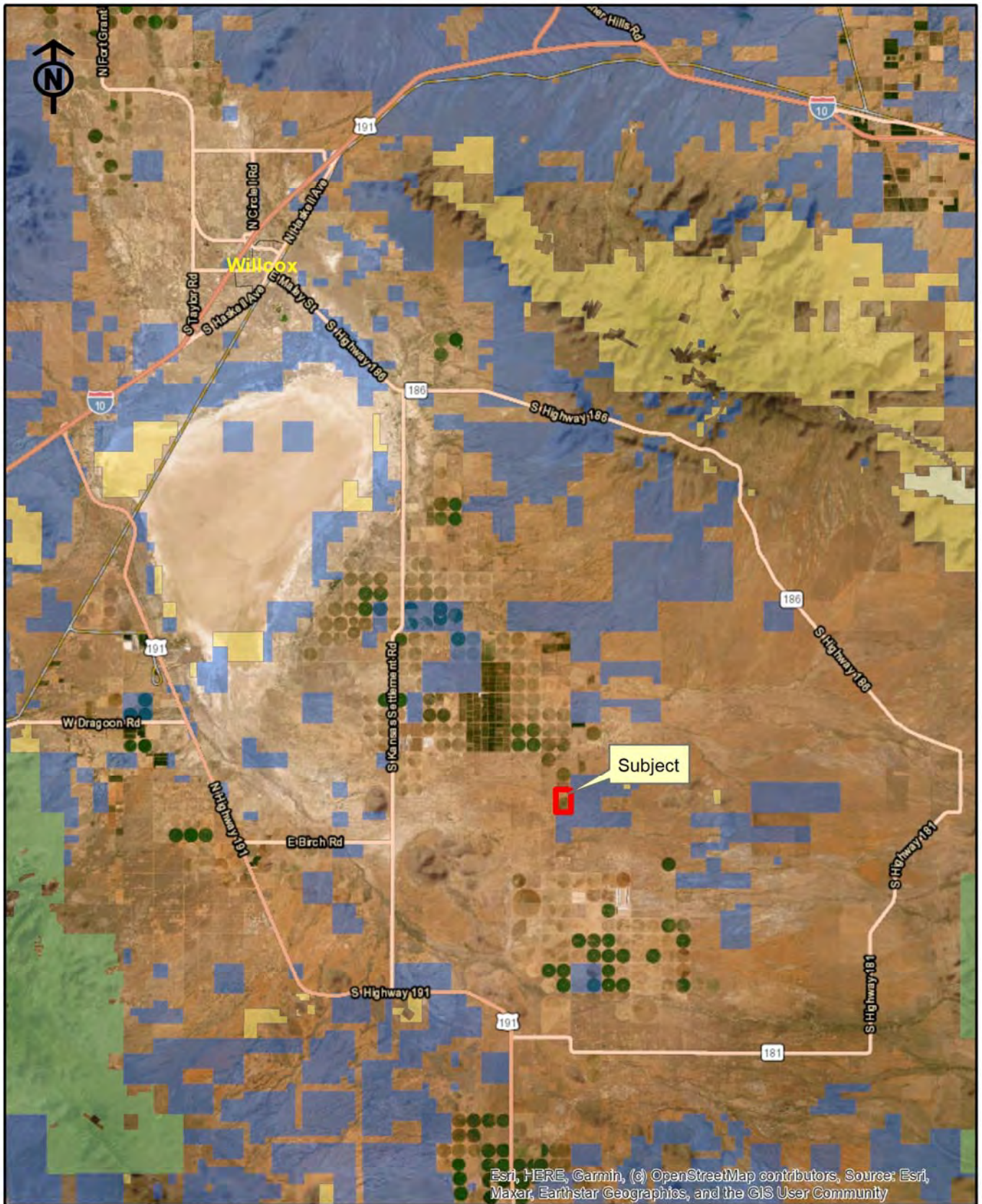
# Three Rivers Ag Investments

## Highline Farm/Ranch

### Location Map

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





# Three Rivers Ag Investments Highline Farm/Ranch Area Map

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





# Three Rivers Ag Investments

## Highline Farm/Ranch

### Aerial Map

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



## HIGHLINE FARM/RANCH, COCHISE COUNTY, AZ



Pivot irrigated pasture



2020 Zimmatic, 8 tower pivot sprinkler



Holding pen



Chiricahua mountain range



Irrigation well 500' deep, 150 HP, 675 GPM



Working and loading corrals



## HIGHLINE FARM/RANCH, COCHISE COUNTY, AZ



2014 Zimmatic, 8 tower, 30" drop spacing



Entry signage



Fertilizer and water storage



Shop/barn residence, 5,000 ± s.f.



Shop area



Shop area

## HIGHLINE FARM/RANCH, COCHISE COUNTY, AZ



Shop/barn residence, 5,000 ± s.f.



Apartment entrance



Apartment living room



Apartment kitchen



Apartment bedroom



Apartment dining area