



Three Rivers
AG INVESTMENTS

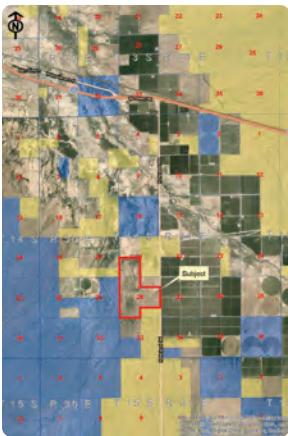
For further information,
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SAN SIMON 637

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."

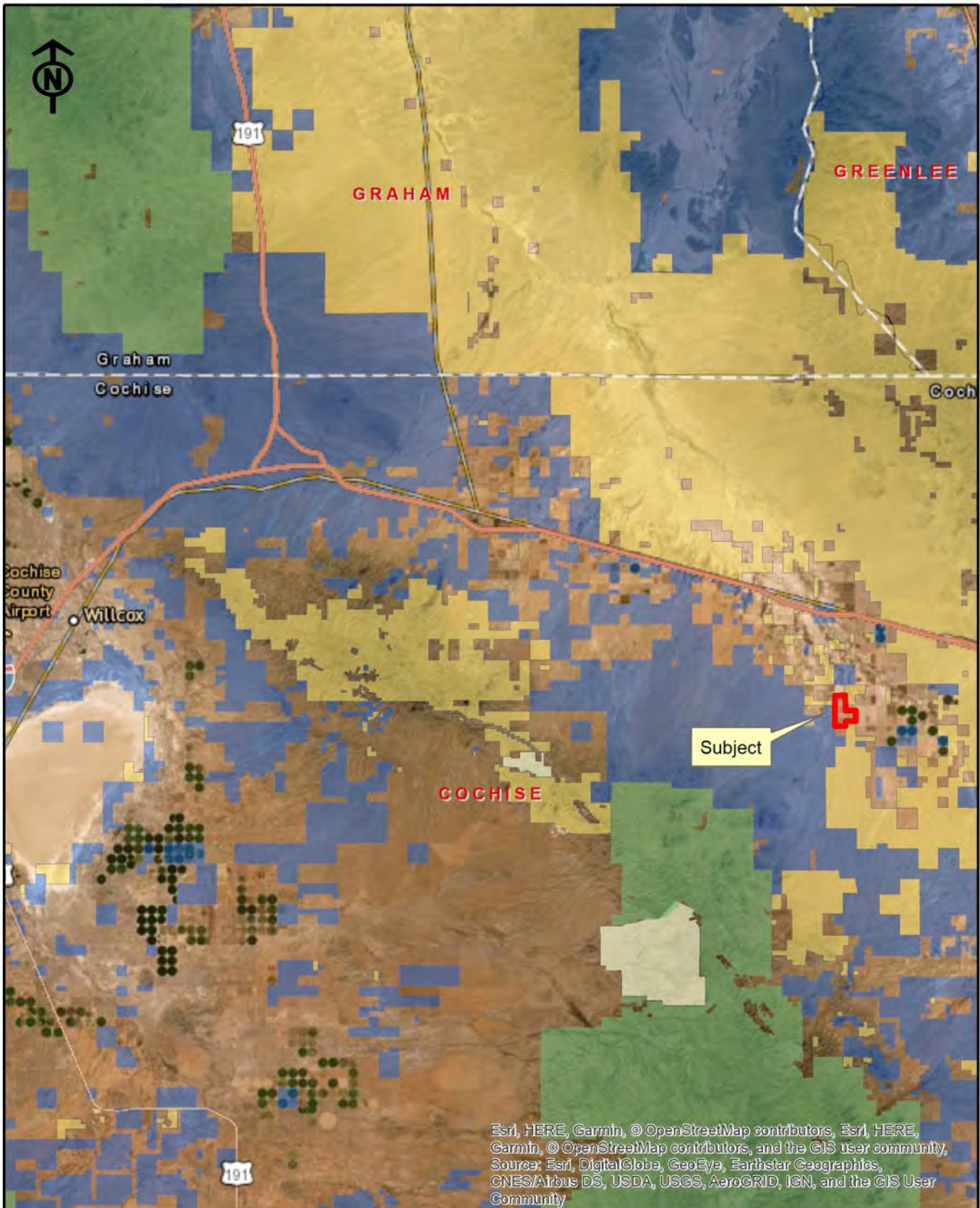
ZONING RU-4, minimum 4-acre lot size per residence, Cochise County, Arizona.

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

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

TERMS Cash

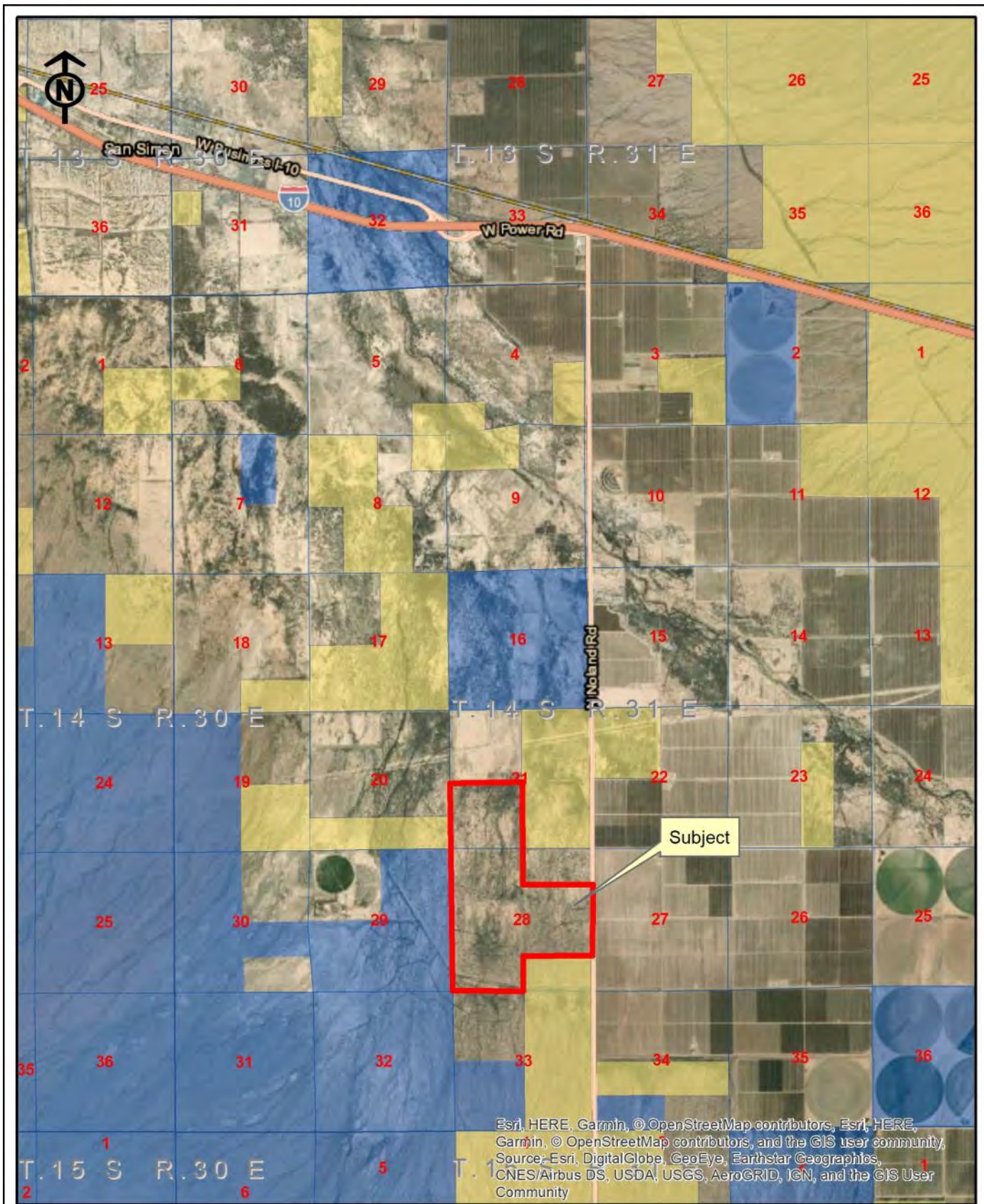
- COMMENTS**
- Potential for pecan and pistachio development.
 - Strong soils profile. Located adjacent to active pecan production.
 - Partially bordered by state and federal lands.



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 San Simon 637 acres
 Location Map

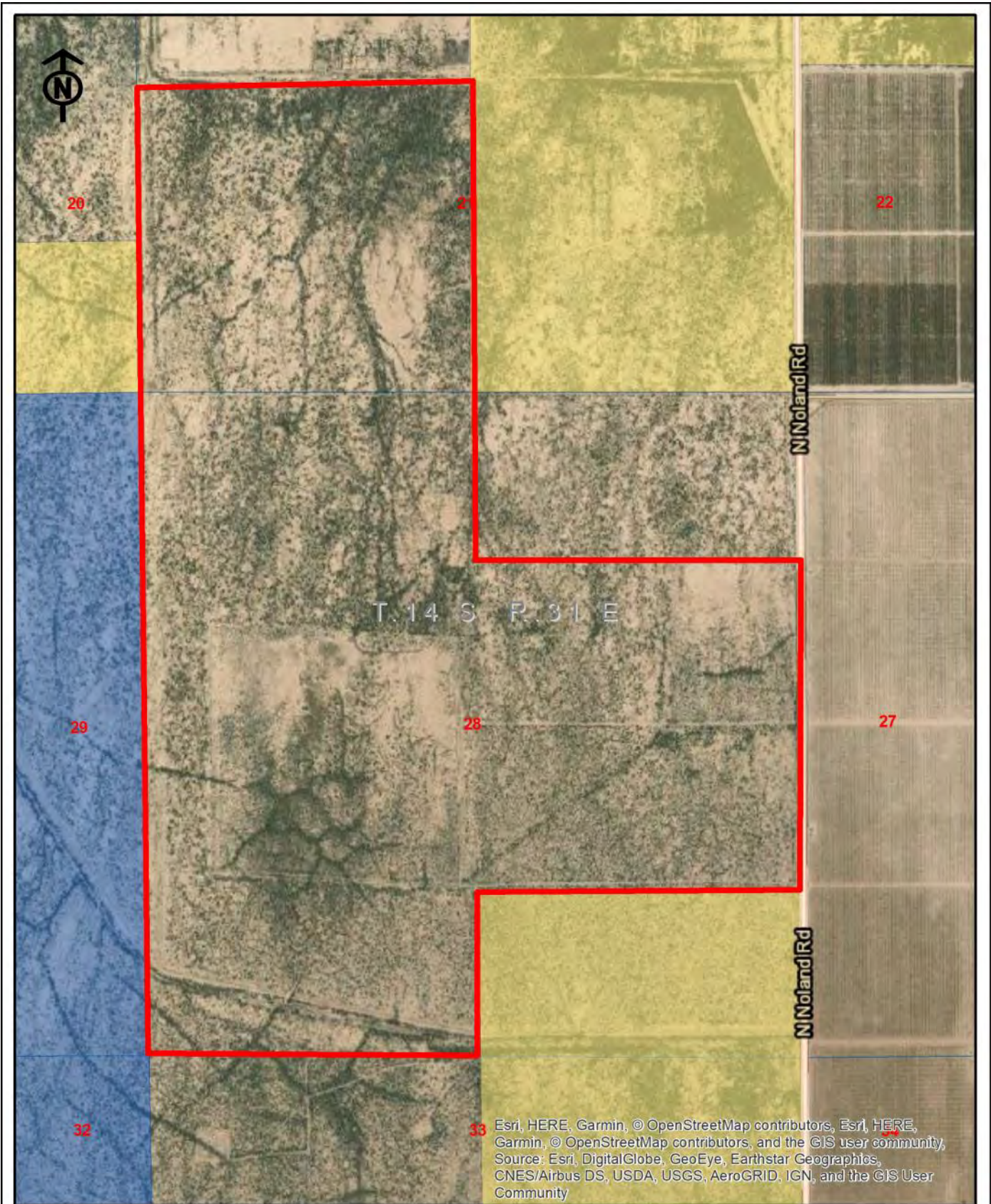
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Three Rivers Ag Investments
 San Simon 637 acres
 Area Map

Jack M. Doughty
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Three Rivers Ag Investments
 San Simon 637 acres
 Aerial Map

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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