



Three Rivers
AG INVESTMENTS

For further information,
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BOOL PROPERTIES, L.P. ELOY FARM

City of Eloy, Pinal County, Arizona
2,358 +/- Deeded Acres

Offered by: Jack Doughty, Three Rivers Ag Investments



LOCATION Irrigated farmland in the path of growth midway between Phoenix and Tucson off Interstate 10 within the City of Eloy, Pinal County, Arizona. The farm has frontage along the Union Pacific Railroad Phoenix Spur Line and straddles the future North-South Freeway Corridor.

LEGAL Portions of Sections 26, 28, 34 and 35, located within Township 7 South, Range 8 East, and portions of Sections 3, 9 and 10, located within Township 8 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona. See maps attached.

ACREAGE

Deeded Land:	2,358 +/- acres
State Ag Lease Land:	302 +/- acres
Cropland:	2,398 +/- acres
GFWR:	2,578 +/- acres

IRRIGATION The property receives gravity flow water from the Central Arizona Irrigation and Drainage District ("CAIDD"). Current CAIDD water costs include a district assessment of \$38.00 per district acre and 2023 water charges of \$78.00 per acre foot.

UTILITIES

Sewer:	City of Eloy
Water:	City of Eloy
Power:	Electrical District #4
Gas:	Southwest Gas

CURRENT USE Agriculture, the property currently has four cash rent farm tenants.

RAIL The property straddles the Union Pacific Railroad Phoenix Spur Line.

ZONING R1-43 estate residential City of Eloy jurisdiction. Eloy General Plan calls for residential, commercial, and mixed-use flex designation for residential or industrial.

FLOOD ZONE Approximately 76% Flood Zone X, areas determined to be outside .02% chance flood plain and approximately 24% Flood Zone AE, base flood elevation determined.

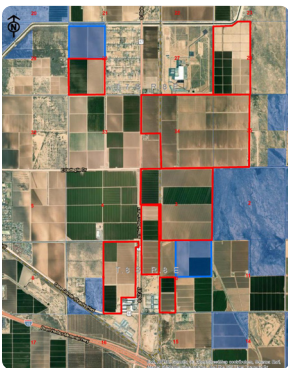
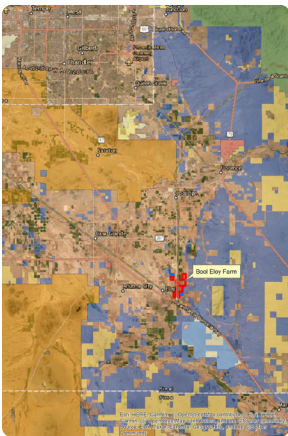
TAXES \$116,000.72 per year based on 2023 taxes.

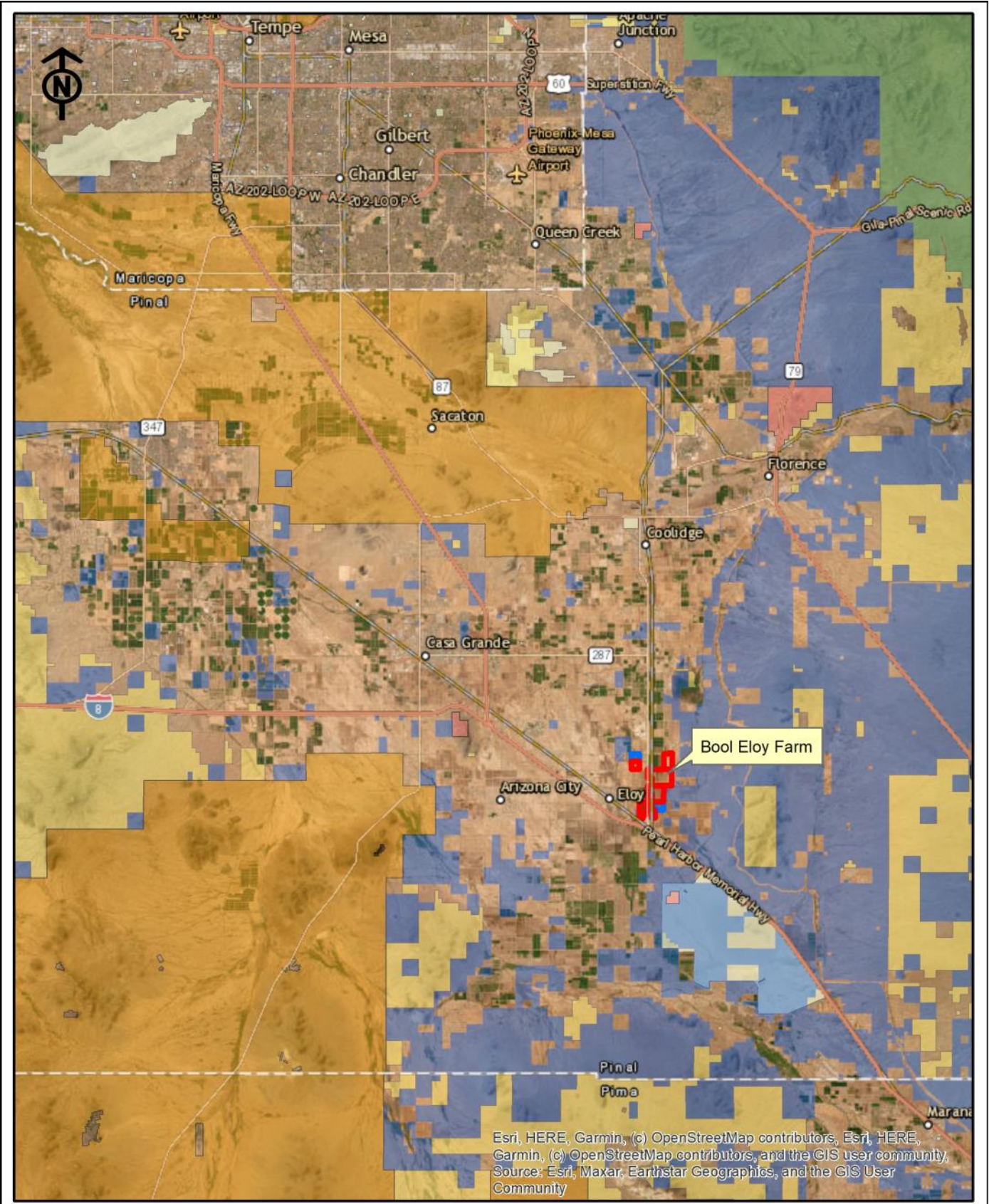
PRICE \$58,950,000 or \$25,000 per deeded acre

TERMS Cash

COMMENTS

- Easy access to I-10 via Hwy 87. Union Pacific Railroad Phoenix Spur Line frontage. Located along the future North-South Freeway Corridor.
- Within the pro-growth City of Eloy.
- Adjacent to Nikola Corporation electric vehicle manufacturing facility and future home to Procter & Gamble manufacturing facility.





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Three Rivers Ag Investments
 Newman Peak Eloy Farm
 Location Map

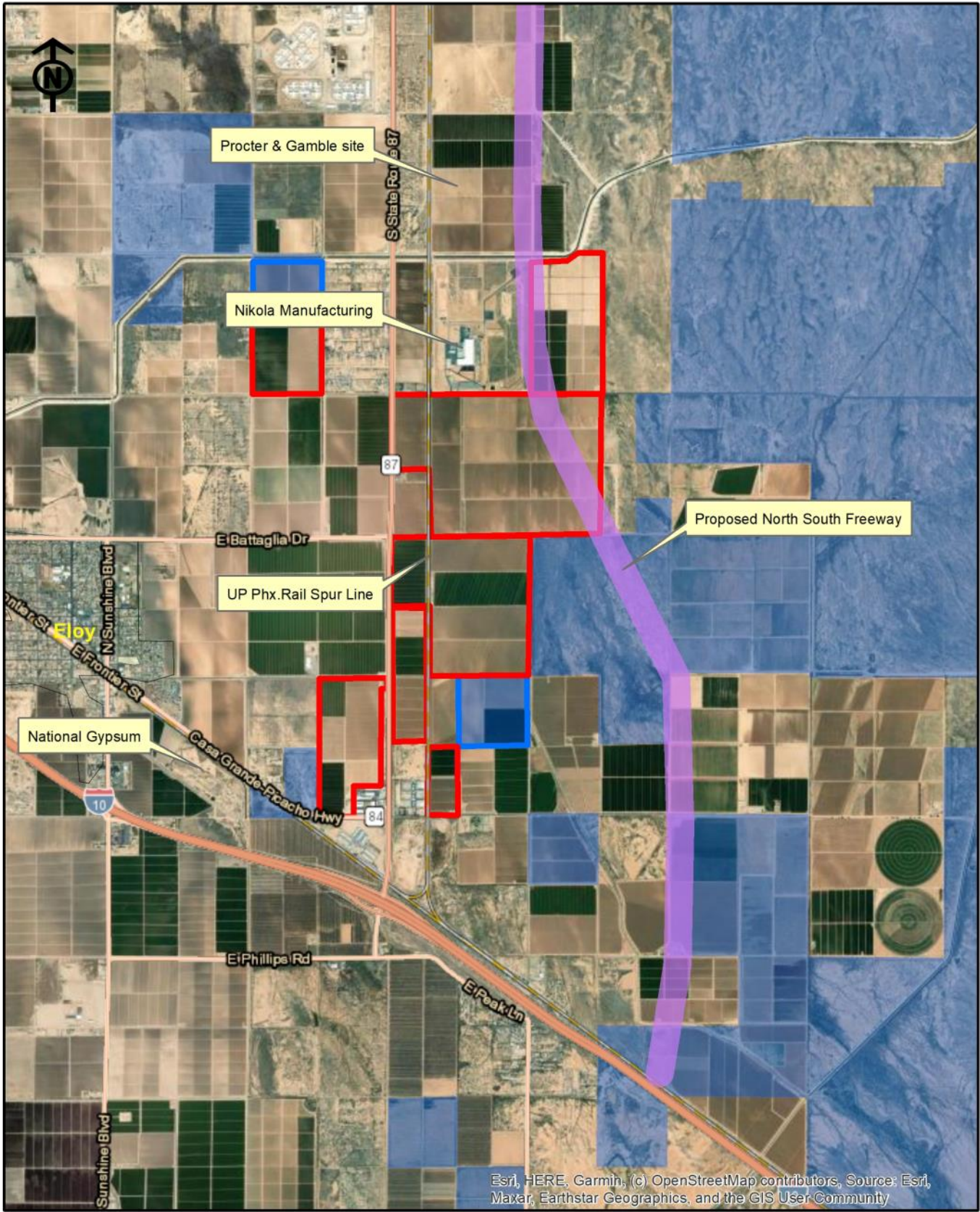
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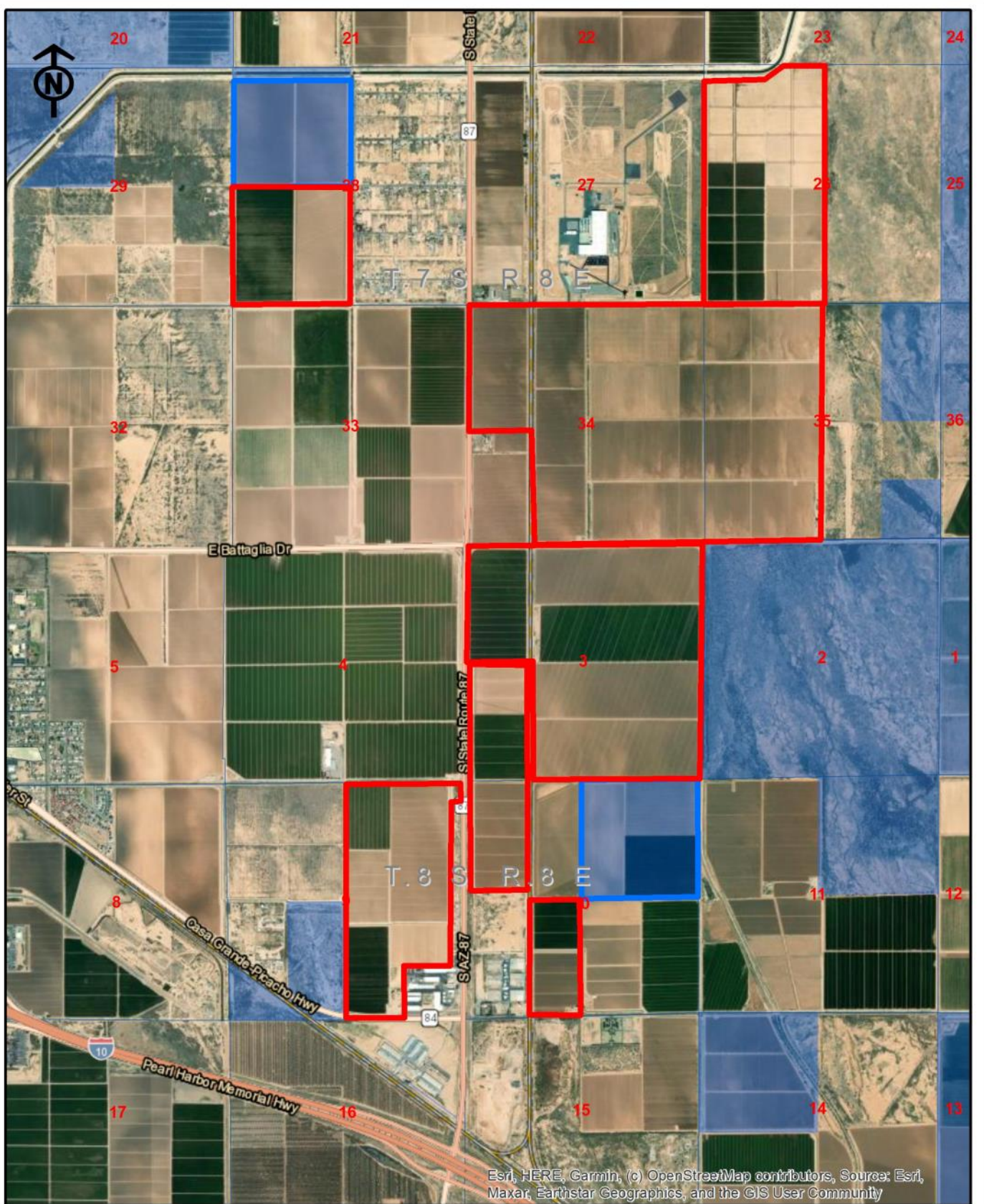
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 Newman Peak Eloy Farm
 Area Map

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 Newman Peak Eloy Farm
 Transportation Map

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Three Rivers Ag Investments
 Newman Peak Eloy Farm
 Aerial Map

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NEWMAN PEAK ELOY FARM, PINAL COUNTY, AZ



2023 cotton crop, distant view of Nikola manufacturing facility



Concrete ditch with irrigation water turnout

NEWMAN PEAK ELOY FARM, PINAL COUNTY, AZ



2023 wheat crop



CAIDD irrigation water delivery turnout