

PROPERTY HIGHLIGHTS

- RIVER FRONTAGE
- ALL OR PART
- SELLER FINANCING AVAILABLE!

LOT LINES ARE APPROXIMATE
NOT A SURVEY

INCREDIBLE AGRICULTURAL OPPORTUNITY – ±436 AC NEAR FORT THOMAS, AZ (GRAHAM COUNTY)

Discover the vast potential of this beautiful ±436 AC property located in the fertile Pueblo / Gila Valley river bottom near Fort Thomas, AZ. Priced at only \$5,560/AC, this is an exceptional investment for Phoenix-area growers, dairies, or feedlot operators looking to relocate or expand.

POTENTIAL USES:

- Container Nurseries
- Above-ground Vegetable Farming (Previous crops: mums, pansies, tomatoes)
- Dairy or Feedlot Operations
- Data Centers or Solar Farms
- Natural Gas Infrastructure Users (SW Gas main line runs through the property)
- Small Ranchette Subdivisions
- Homestead/Farmstead Use
- Future RV Park Development (Zoning in process)

LOCATION HIGHLIGHTS:

- Scenic mountain views - nestled in the shadows of the Pinaleno, Nantanes, and Gila mountain ranges
- Gila River frontage with adjacent BLM land
- Paved access and Highway 70 frontage - ideal for marketing and visibility
- Close to Safford, AZ for shopping, healthcare, and services
- Near San Carlos Indian Reservation for recreation (fishing, hunting, camping)
- Quick access to Mt. Graham and its cool mountain climate at 9,500 ft elevation

±436 AC NEAR FT. THOMAS GRAHAM COUNTY, AZ



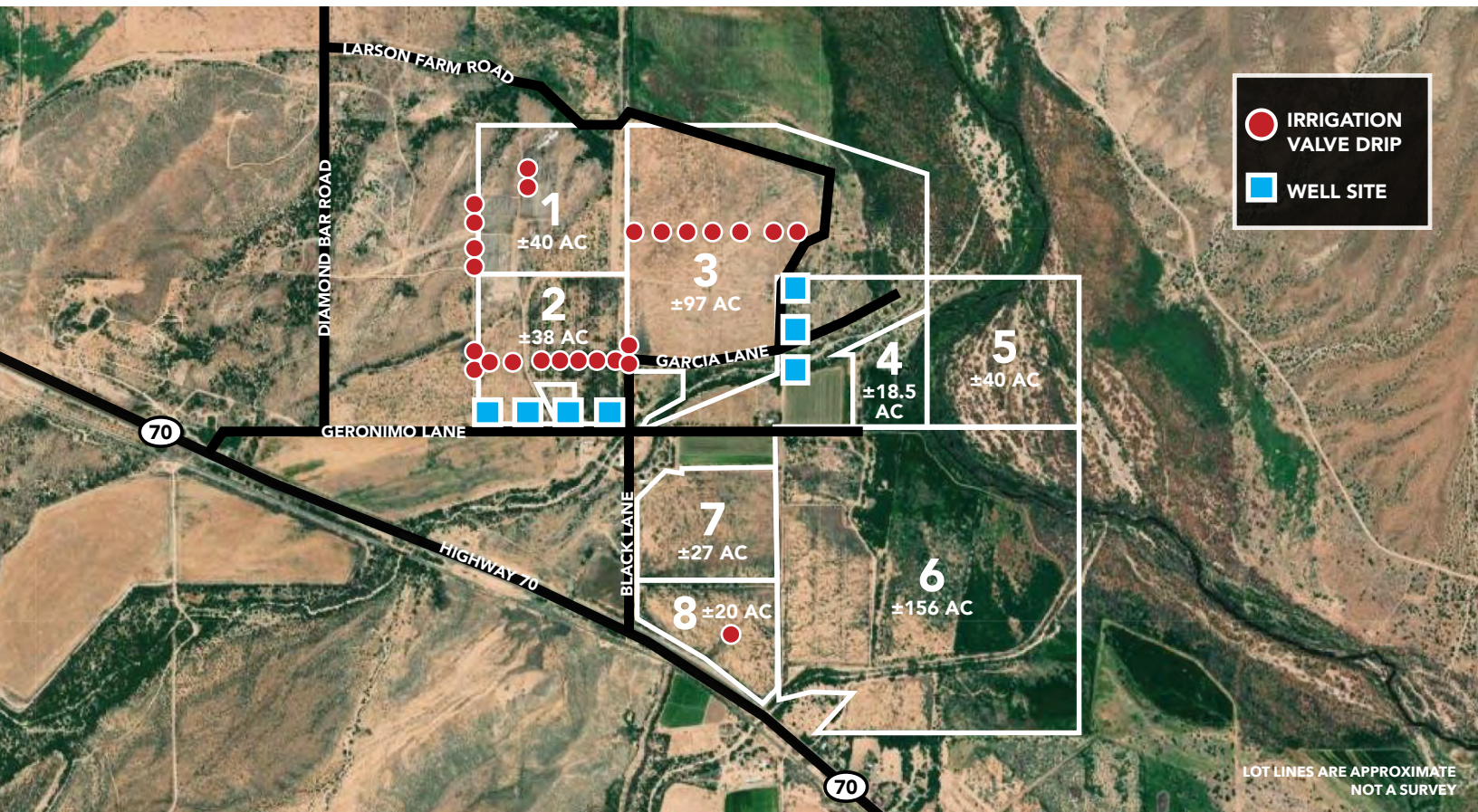
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WATER & IRRIGATION:

- Excellent water resources with reports of depths around 40 ft and flows of up to 700 gallons per minute
- Power supplied via Gila River Co-op
- Part of Gila Valley Irrigation District:
 - 8 ag wells supplying water to 78 AC of wet farming land (6 acre-feet per AC), fed by a 5,000-gallon tank and pressure system
 - Option for 12 additional domestic wells (35 GPM each) across remaining acreage
 - Underground irrigation infrastructure in place in some areas

ADDITIONAL FEATURES:

- 80,000 SF greenhouse previously used for hydroponic tomato and hemp production
- ±90 AC formerly used for cotton farming - lifted, leveled, and bank-protected - ideal for pasture or re-purposing
- 20 acres of mature Eldarica (Afghan) pines - part of a former tree farm (optional inclusion)
- Front 20 AC are in the process of rezoning for RV park development - offering added income potential
- Existing nursery and tree farm infrastructure still viable for above-ground agriculture (in-ground farming allowed for personal use only)
- Property also currently serves as a staging site for a drywall composting business (to be fully cleared prior to closing)

FLEXIBLE PURCHASE OPTIONS:

- Seller will sell all or part
- Seller financing available
- Marketing brochure and water agreement available upon request

This is a rare opportunity to acquire a versatile, water-rich agricultural property with significant commercial potential in a stunning natural setting. Contact the broker today for more details.

JIM VINCENT, PRESIDENT/DESIGNATED BROKER

2850 E. Skyline Drive Suite 100 | Tucson, AZ 85718

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GRAHAM COUNTY, AZ**

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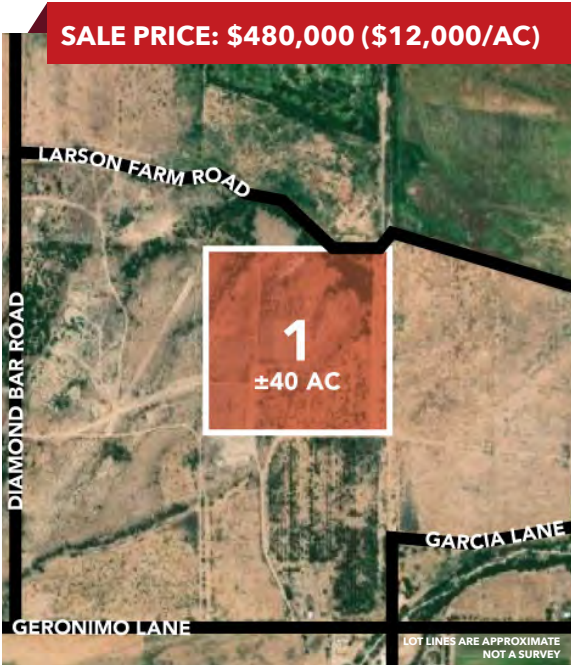
BULK SALE - ±436 ACRES

SALES PRICE	\$2,424,000	
MLS	Tucson (TAR): 225-17-316	Phoenix (ARM): 6885804

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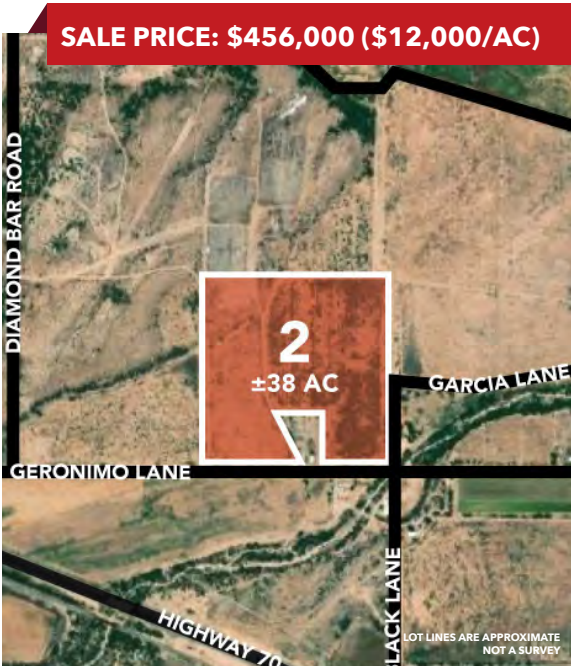
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PARCEL 1 - ±40 ACRES



ZONING	A - Graham County.	
LEGAL DESCRIPTION	See MLS listing.	
SECTION/TOWNSHIP/RANGE	18/4S/23E.	
TOPOGRAPHY	Flat with raised plateau.	
HYDROLOGY/FLOODPLAIN	Approx. 95% zone X 5% Zone A.	
APN	#108-13-020.	Taxes: \$564 (2024).
MLS	Tucson (TAR):	Phoenix (ARM):
POWER & WATER	Power: To the site. At the greenhouse. Gila River Co-op.	Water: Available Gila Valley Irrigation District.
GAS & SEPTIC	Gas: El Paso Southwest Gas.	Septic: No septic or sewer.
ENTITLEMENTS	Greenhouse and Nursery onsite. Drip system for irrigation.	
SITE CONDITIONS	Vacant with old debris to be removed before closing.	
PRODUCT TYPE	Zoned A in Graham County. All AG uses.	

PARCEL 2 - ±38 ACRES



ZONING	A - Graham County.	
LEGAL DESCRIPTION	See MLS listing.	
SECTION/TOWNSHIP/RANGE	18/4S/23E.	
TOPOGRAPHY	Flat.	
HYDROLOGY/FLOODPLAIN	50% Zone X / 50% Zone A	
APN	#108-13-006.	Taxes: \$463 (2024).
MLS	Tucson (TAR):	Phoenix (ARM):
POWER & WATER	Power: Gila River Co-op.	Water: Gila Valley Irrigation District. Well onsite SWC of parcel.
GAS & SEPTIC	Gas: El Paso Southwest Gas on southern and Western boundary.	Septic: Needed.
ENTITLEMENTS	Pine Tree orchard onsite, Irrigation drip lines.	
SITE CONDITIONS	Vacant.	
PRODUCT TYPE	AG Tree Farm.	

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PARCEL 3 - ±97 ACRES



ZONING	A - Graham County.	
LEGAL DESCRIPTION	See MLS listing.	
SECTION/TOWNSHIP/RANGE	18/4S/23E.	
TOPOGRAPHY	Flat.	
HYDROLOGY/FLOODPLAIN	5% Zone X. 95% Zone A	
APN	#108-13-021	Taxes: \$455 (2024)
MLS	Tucson (TAR):	Phoenix (ARM):
POWER & WATER	Power: Gila River Co-op on the North end of the property.	Water: Available Gila Valley Irrigation District.
GAS & SEPTIC	Gas: El Paso Southwest Gas nearby.	Septic: Needed.
ENTITLEMENTS	Old Cotton farm. Bank protected on the North end of the property. OLD irrigation canals in place on the eastern border	
SITE CONDITIONS	Vacant	
PRODUCT TYPE	AG. Homestead site	

PARCEL 4 - ±18.5 ACRES



ZONING	A - Graham County.	
LEGAL DESCRIPTION	See MLS listing.	
SECTION/TOWNSHIP/RANGE	17/4S/23E.	
TOPOGRAPHY	Flat/sloped.	
HYDROLOGY/FLOODPLAIN	Zone A.	
APN	#108-12-002C.	Taxes: \$388 (2024).
MLS	Tucson (TAR):	Phoenix (ARM):
POWER & WATER	Power: Gila River Co-op in the area.	Water: Gila Valley Irrigation District in the area.
GAS & SEPTIC	Gas: El Paso Southwest Gas in the area.	Septic: Needed.
ENTITLEMENTS	AG land with River frontage.	
SITE CONDITIONS	Vacant.	
PRODUCT TYPE	AG - River Frontage.	

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PARCEL 5 - ±40 ACRES



SALE PRICE: \$80,000 (\$2,000/AC)

ZONING	A - Graham County.	
LEGAL DESCRIPTION	See MLS listing.	
SECTION/TOWNSHIP/RANGE	17/4S/23E.	
TOPOGRAPHY	Flat.	
HYDROLOGY/FLOODPLAIN	Zone A.	
APN	#108-12-004	Taxes: \$5.00 (2024)
MLS	Tucson (TAR):	Phoenix (ARM):
POWER & WATER	Power: Gila River Co-op on the North end of the property.	Water: Available Gila Valley Irrigation District.
GAS & SEPTIC	Gas: El Paso Southwest Gas nearby.	Septic: Needed.
ENTITLEMENTS	AG land with River frontage	
SITE CONDITIONS	Vacant - wooded	
PRODUCT TYPE	AG - River frontage	

PARCEL 6 - ±156 ACRES



SALE PRICE: \$624,000 (\$4,000/AC)

ZONING	A - Graham County.	
LEGAL DESCRIPTION	See MLS listing.	
SECTION/TOWNSHIP/RANGE	20/4S/23E.	
TOPOGRAPHY	Flat.	
HYDROLOGY/FLOODPLAIN	10% Zone X.	
APN	#108-15-002	Taxes: \$596 (2024)
MLS	Tucson (TAR):	Phoenix (ARM):
POWER & WATER	Power: Gila River Co-op on-site.	Water: Gila Valley Irrigation District on-site.
GAS & SEPTIC	Gas: El Paso Southwest Gas.	Septic: Needed.
ENTITLEMENTS	Old cotton farm with old irrigation ditches. Close to Highway 70.	
SITE CONDITIONS	Vacant.	
PRODUCT TYPE	AG with Gila River frontage.	

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PARCEL 7 - ±27 ACRES



ZONING	R-MH for an RV Park use.	
LEGAL DESCRIPTION	See MLS listing.	
SECTION/TOWNSHIP/RANGE	19/4S/23E.	
TOPOGRAPHY	Flat.	
HYDROLOGY/FLOODPLAIN	50% Zone X 50% Zone A.	
APN	#108-14-015.	Taxes: \$356 (2024).
MLS	Tucson (TAR):	Phoenix (ARM):
POWER & WATER	Power: Gila River Co-op on-site.	Water: Gila Valley Irrigation District on-site.
GAS & SEPTIC	Gas: El Paso Southwest Gas nearby.	Septic: Needed.
ENTITLEMENTS	Being rezoned for an RV park. All utilities available. Close to Highway 70.	
SITE CONDITIONS	Vacant.	
PRODUCT TYPE	RV Park land near Highway window frontage.	

PARCEL 8 - ±20 ACRES



ZONING	R-MH for an RV Park use.	
LEGAL DESCRIPTION	See MLS listing.	
SECTION/TOWNSHIP/RANGE	19/4S/23E.	
TOPOGRAPHY	Flat.	
HYDROLOGY/FLOODPLAIN	98% Zone X. 2% Zone A.	
APN	#108-14-008.	Taxes: \$420 (2024).
MLS	Tucson (TAR):	Phoenix (ARM):
POWER & WATER	Power: Gila River Co-op on-site.	Water: Gila Valley Irrigation District on-site.
GAS & SEPTIC	Gas: El Paso Southwest Gas on-site.	Septic: Needed.
ENTITLEMENTS	Being rezoned for an RV park. All utilities available. Frontage on Highway 70.	
SITE CONDITIONS	Vacant.	
PRODUCT TYPE	RV Park land with Highway 70 frontage.	

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