

BASILA PECAN FARM

±846 ACRES | ELFRIDA, COCHISE COUNTY, ARIZONA



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OVERVIEW



Basila Farms is located on the slope of the Sulphur Springs Valley within the Douglas AMA at an elevation of 4,200'.

Typical crops grown in Cochise County are Pecans, Pistachios, Corn, Cotton, Alfalfa, Dry Beans, Wine Grapes. Elfrida benefits from a warm and arid desert climate with long, hot summers and mild winters, providing ideal conditions for healthy tree nut growth in the summers while also enabling enough chilling hours for recovery in the winter. Given the climate, ample amounts of sunlight, well-drained soils, access to water, and proximity to both domestic and international markets, southeastern Arizona is a prime location for growing pecans.



PROPERTY DETAILS



LOCATION ±394 acres located near the intersection of W Courtland Road and Moore Road.

±452 acres located just north of the intersection of W Gleeson Road and N Hohokam Farm Way

SIZE Courtland Farm: ±394 gross acres | ±286 acres of Pecans | ±80 acres of open farm ground

Gleeson Farm: ±452 gross acres | ±399 acres of Pecans

PRICE \$18,000,000

TAXES 2023 Taxes:

Courtland Farm: \$15,070.70

Gleeson Farm: \$6,496.48

Total 2023 Taxes: \$21,567.18

ZONING Agriculture

AMA [Click here to view the first draft of the Douglas AMA](#)

IRRIGATION Courtland Farm:

- 100% of ranch irrigated
- 5 wells with spin clean filters | 2,500 gpm
- 1 well with casing drilled to 1,000 ft. (2018) not in use

Gleeson Farm:

- 100% of ranch irrigated
- 4 brand new wells with sand media filters | 3,000 gpm
- 1 well with brand new filter station not in use

PLANTINGS Courtland Farm:

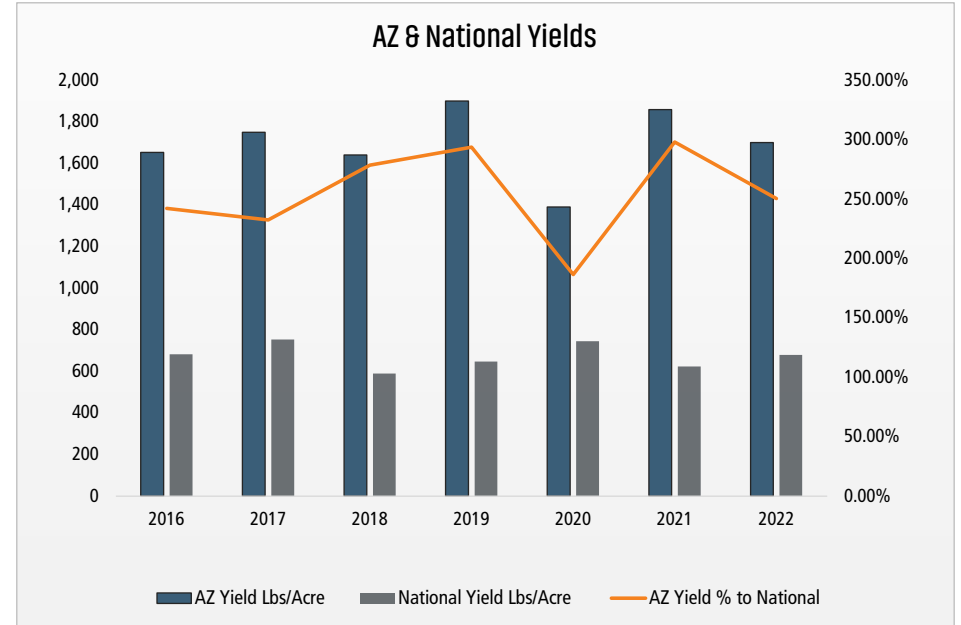
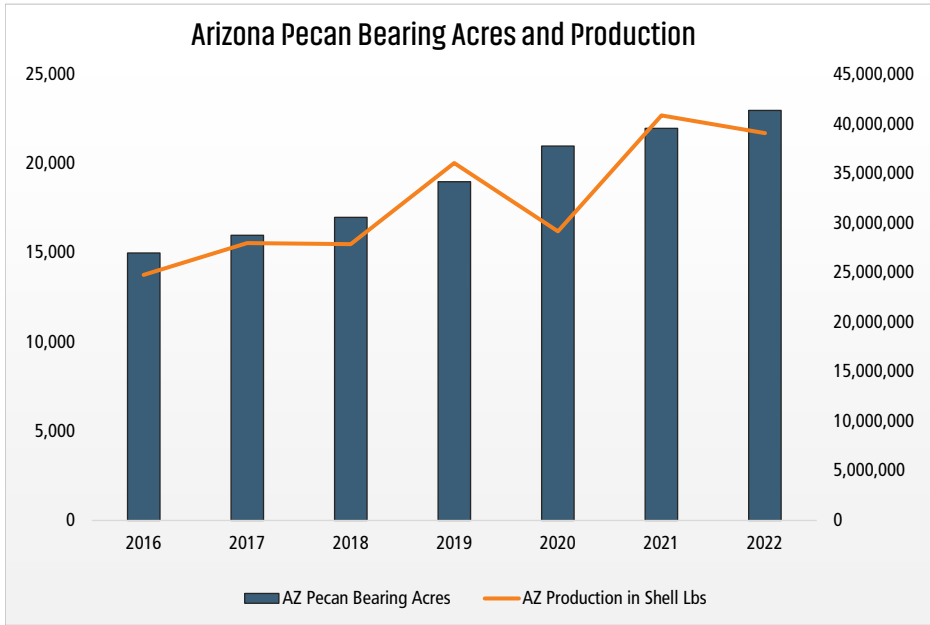
- ±286 acres of pecans
- 100% in production
- 100% Western
- ±80 acres of unplanted farmland with water rights

Gleeson Farm:

- ±117 acres | 2015 Plantings | 20% Western, 40% Waco, 40% Wichita
- ±150 acres | 2018 Plantings | 80% Western, 20% Wichita
- ±132 acres | 2019 Plantings | 80% Western, 20% Wichita



ARIZONA VS. NATIONAL PECAN DATA



ARIZONA PECAN DATA				
YEAR	ACRES BEARING	UTILIZED PRODUCTION IN SHELL LBS	YIELD LBS/ACRE	AZ YIELD % TO NATIONAL
2016	15,000	24,800,000	1,653	242%
2017	16,000	28,000,000	1,750	232%
2018	17,000	27,900,000	1,641	279%
2019	19,000	36,100,000	1,900	294%
2020	21,000	29,200,000	1,390	187%
2021	22,000	40,900,000	1,859	298%
2022	23,000	39,100,000	1,700	250%
AVERAGES	32,285,714	32,285,714	1,699	252%

NATIONAL PECAN DATA			
YEAR	ACRES BEARING	UTILIZED PRODUCTION IN SHELL LBS	YIELD LBS/ACRE
2016	393,700	268,770,000	683
2017	404,800	304,850,000	753
2018	408,900	240,930,000	589
2019	395,000	255,600,000	647
2020	408,000	304,050,000	745
2021	411,000	256,450,000	624
2022	409,000	277,700,000	679
AVERAGES	408,000	272,621,429	674

Source: quickstats.nass.usda.gov



COURTLAND RANCH PROPERTY PHOTOS



GLEESON RANCH PROPERTY PHOTOS



DETAIL MAP | COURTLAND FARM

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Property Highlights:

286 acres of Pecans
-100% in production
-100% Western

80 acres unplanted with water rights

Irrigation:

-100% of ranch irrigated
-5 wells | spin clean filters | 2,500 gpm
- 1 well with casing drilled to 1,000 ft. (2018) not in use

State Trust

N Moore Rd

191

W Courtland Rd

W Rucker Canyon Rd

W
Grizzle Rd
N Grizzle Rd

N Martineau Rd

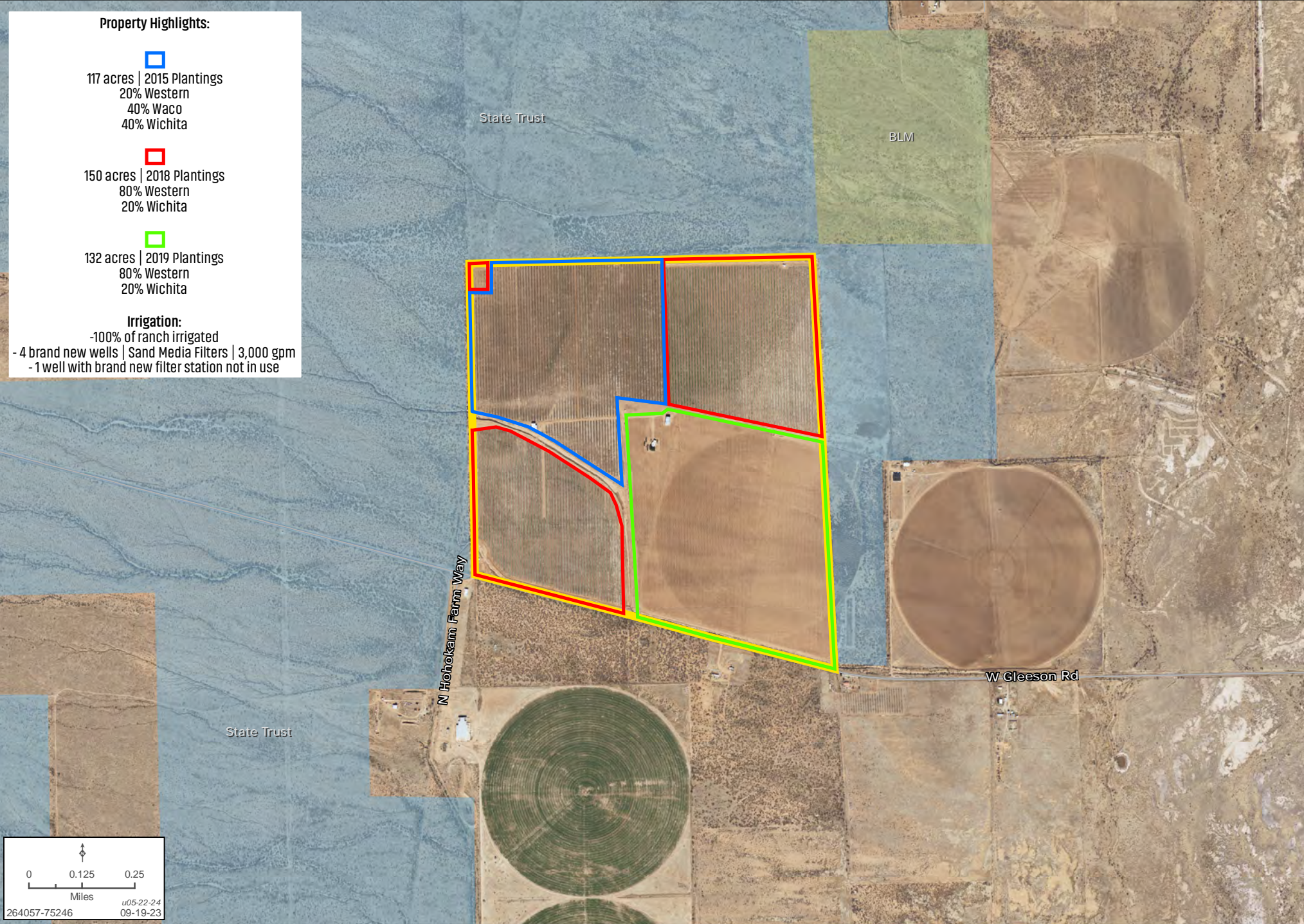


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09-19-23

DETAIL MAP | GLEESON FARM

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Property Highlights:



117 acres | 2015 Plantings
20% Western
40% Waco
40% Wichita



150 acres | 2018 Plantings
80% Western
20% Wichita



132 acres | 2019 Plantings
80% Western
20% Wichita

Irrigation:

- 100% of ranch irrigated
- 4 brand new wells | Sand Media Filters | 3,000 gpm
- 1 well with brand new filter station not in use

0 0.125 0.25
Miles
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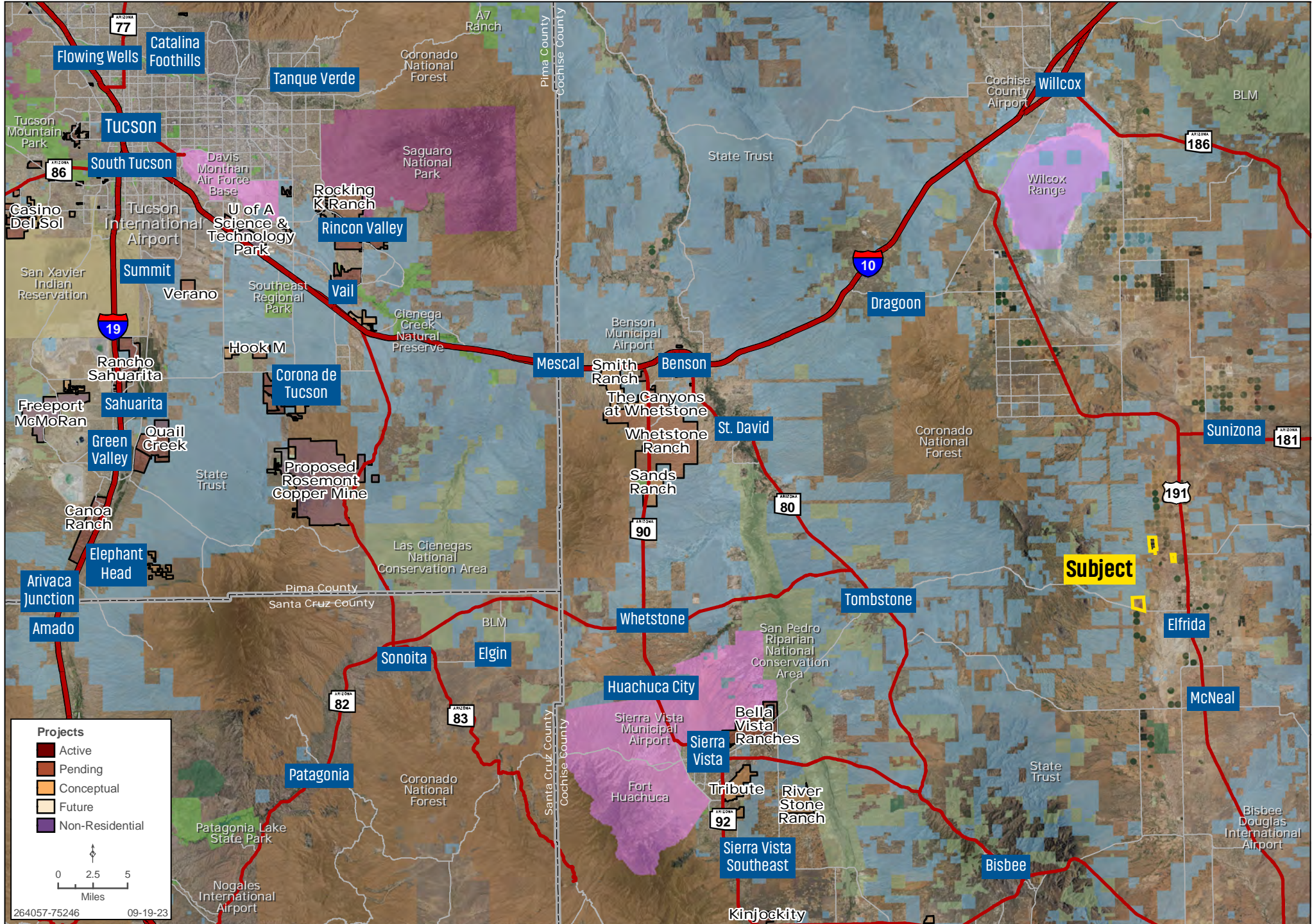
AREA MAP

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REGIONAL MAP

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