



Lighthouse Farms

Cochise County, AZ

4,430 Acres w/Irrigation wells

www.buylighthousefarms.com



For more information,
please contact:

John Shaver

Cell: (520) 507-8348

Courtney Adcock

Cell: (520) 668-6874

team@cochisre.com

www.cochisere.com

LOCATION

This 4,400+-acres of agricultural land is located in Southeastern Arizona on the AZ/NM border in between San Simon and Portal.

ACREAGE

Total Acres	4,430
Water Right Acres	4,430
Arable Acres	4368.38

LEGAL

Full Legal Descriptions in Listing Office

APN

304-49-004, 304-54-005A, 005E, 005F, 012, 026

WATER

There is one 1200' irrigation well with a current capacity of 3,400 gpm but estimated up to 6,000 gpm. Water depth was measured at 250-300'.

SOILS

90+% Class II soil (see Soil Map for details)

ELEVATION

From 4,110' to 4,520'

ZONING

RU4, minimum 4-acre lot size per residence

FLOOD ZONE

Mostly X, areas determined to be outside the 0.2% annual chance floodplain per FEMA MAP but some Zone A Areas subject to inundation by the 1-percent-annual-chance flood event

TAXES

\$17855.46 per year based on 2022 taxes.

PRICE

\$1,800 per acre

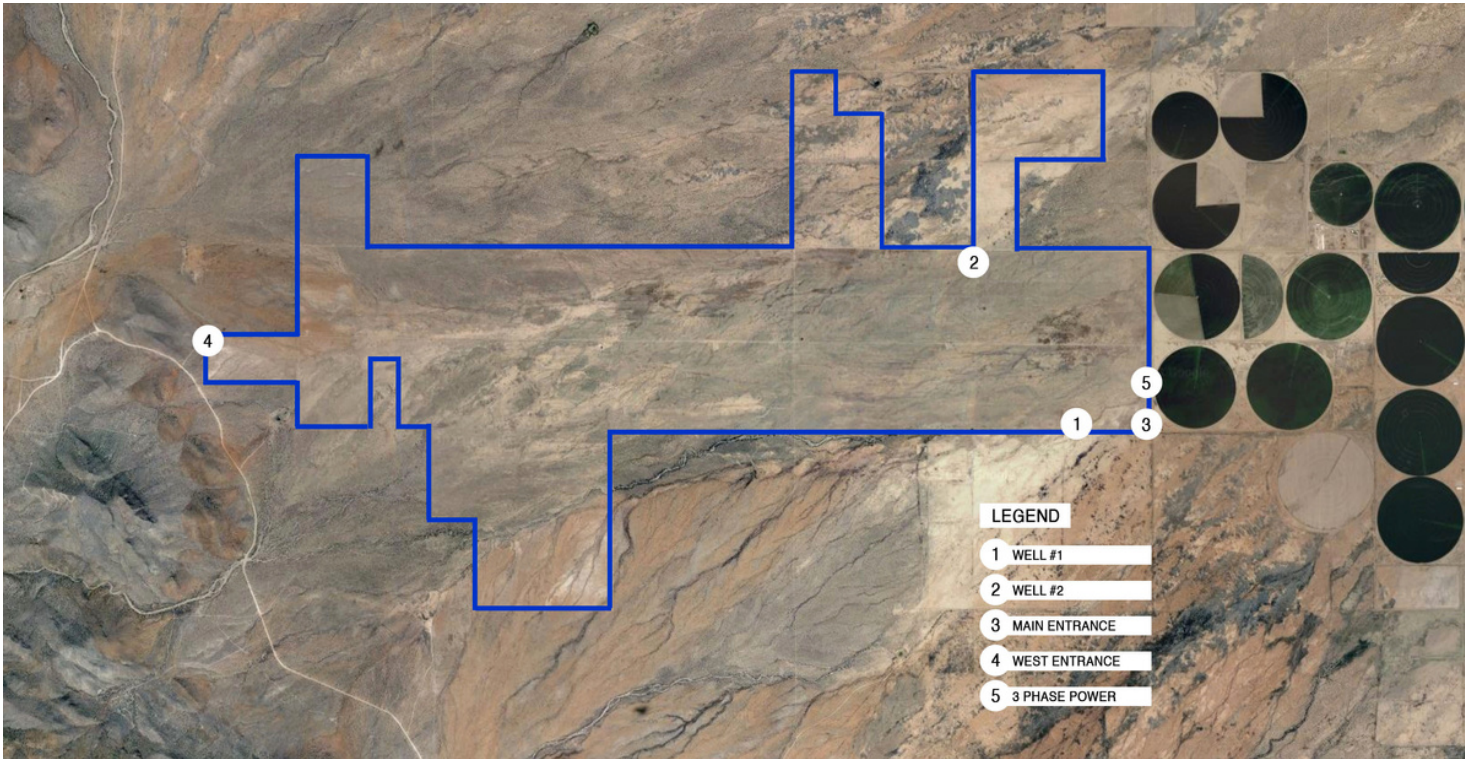
TERMS

Cash

NOTES

- Water volume in irrigation Well #1 tested to 3400gpm but estimated to be up to 6000gpm
- Well #2 is a 16" well with a diesel engine producing 700-800 gpm
- ADWR has 9 total wells listed on the property that buyer could verify and possibly use for irrigation
- No water use restrictions
- The land has been grubbed, raked, burned, disked, and ripped to 7'.
- More than 1300' of 18" steel pipe on the property

Property Maps

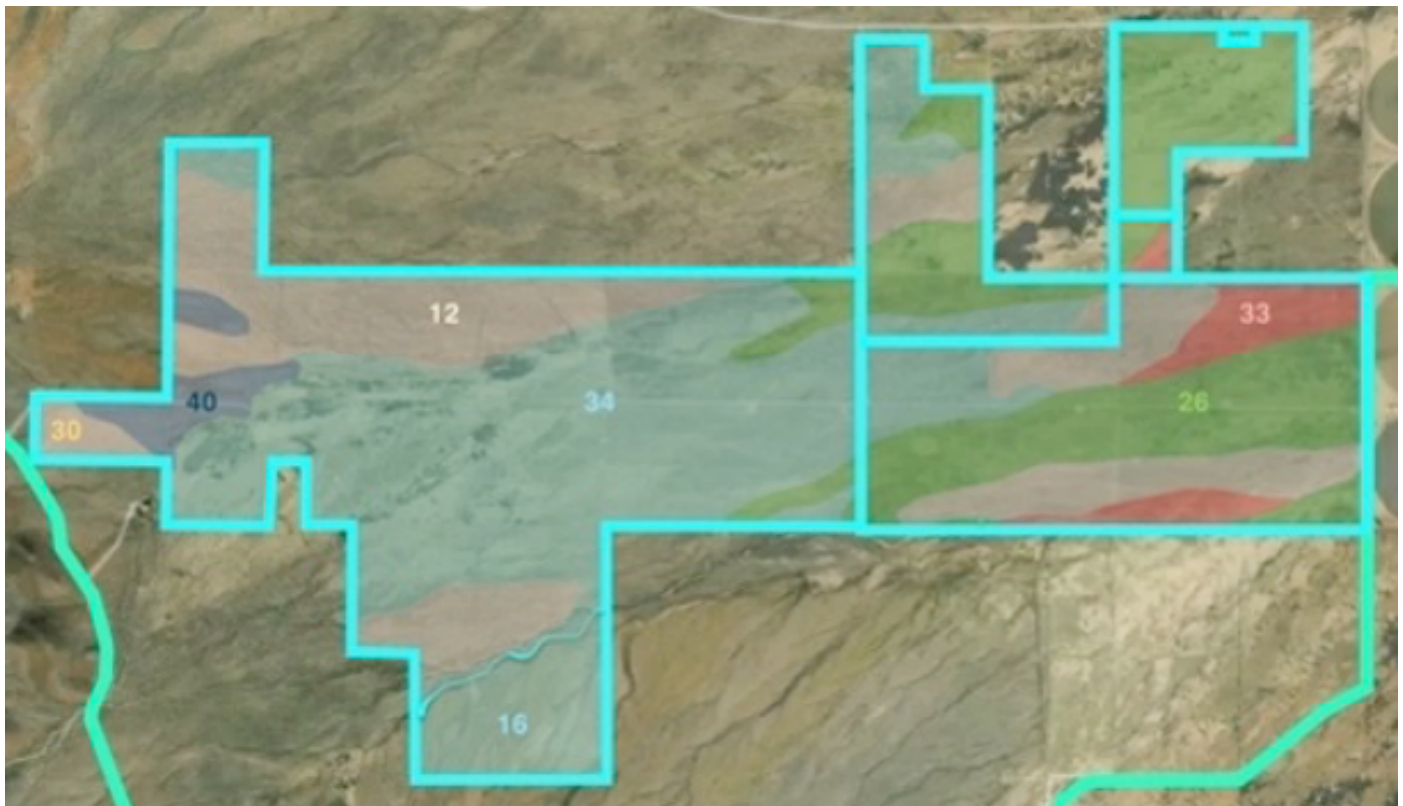


Soil Report

Soil Class	Soil #	Soil Name	% of Property	Acres
Arable Acres				
Class 2	12	Comoro Soils	23.80%	1054
Class 2	26	Guest Silty Clas Loam	24.20%	1072
Class 2	33	Pima-Grabe Silt Loam	4.80%	213
Class 2	34	Pima Grabe Association	37.90%	1679
Class 3	40	Tres Hermanos Gravelly Loam	2.80%	124
Class 4	16	Eba Gravelly Sandy Loam	5.10%	226
Non-Arable				
Class 5	30	Kimbrough gravelly fine sandy loam	1.40%	62

Summary Soil Class

Class 2	Prime Farm Ground	90.70%	4,018.01 Acres
Class 3	Arable with Limitation	2.80%	124.04 Acres
Class 4 & 5	Arable with significant Limitation	6.50%	287.95 Acres



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Well #1 - 3400+gpm estimated to 6,000 gpm



Well #2 - 800 gpm with diesel engine

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Land grubbed, raked, burned, disked & ripped to 7'



More than 1,300' 18" steel pipe on property