



HARTMANN
COMMERCIAL REAL ESTATE

FOR SALE - 280 Acres

- 4 Pivots – Irrigated – Hay Barn
- Headquarter House plus 2 Rentals

Curtis/Springs Farm

South Curtis Rd, St David, AZ

Parcels : 121-31-002B; 121-31-002A; 121-35-008; 121-35-004B/C; 121-36-001A
121-36-006K/6S

Zoning: R-36 / RU-4 (Cochise County)

Price: \$2,850,000

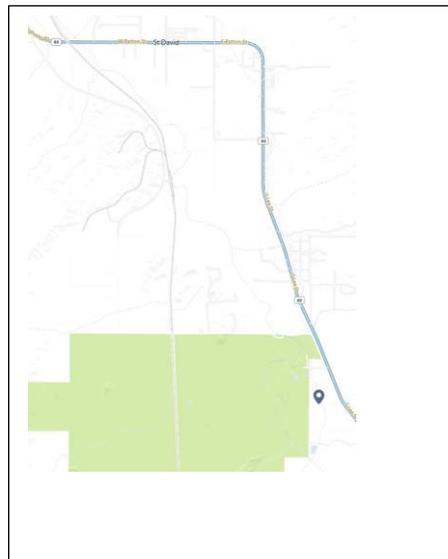
Utilities: SSVEC 3-phase electric to property, 1 artesian well plus 4 large irrigation wells. Install septic as needed.

Terms: Cash or submit

Comments: Four pivots plus row fields. Over ½ mile of extensive underground, 12” piping with bonnets. Unique farmland near San Pedro River with BLM bordering property. Nearby access to San Pedro Riparian National Conservation Area.

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Alain Hartmann
Designated Broker
520.870-1030
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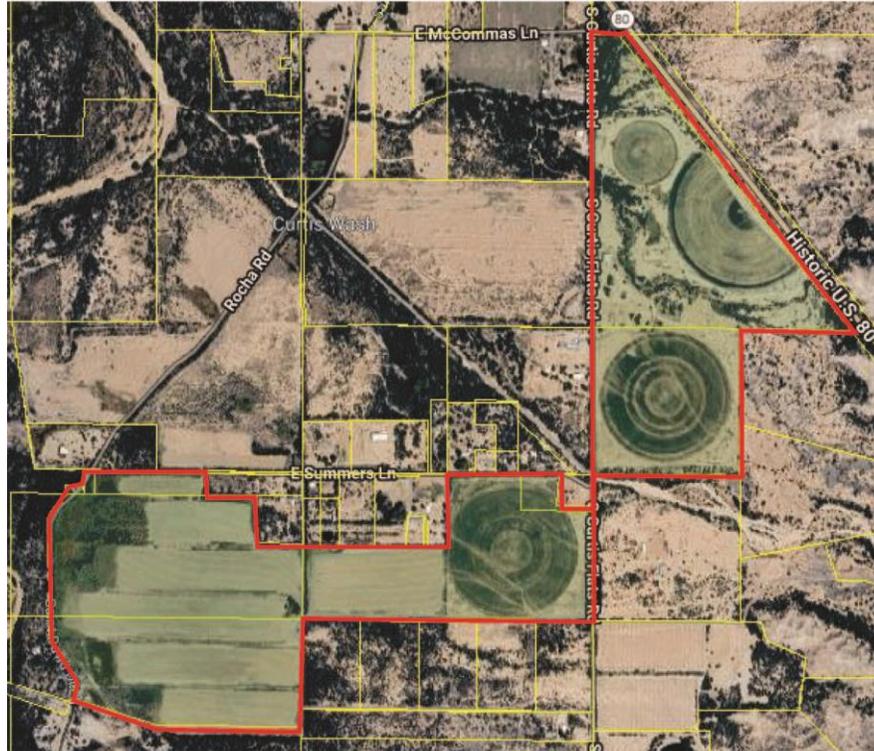
No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). All surface water rights in the San Pedro Valley are subject to the Gila River and Little Colorado River General Adjudication.

FOR SALE - 280 Acres

- 4 Pivots – Irrigated
- Row fields under irrigation

Curtis/Springs Farm

South Curtis Rd, St David, AZ



View to the southwest across the property

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Hay Barn – Equipment not included



Curtis 105, 12 inch Underground Water System and Riser Install

Building the 12 Inch Pipe riser insert



Adding gasket



Underground Water System and Riser Install

Lowering assembly



Connecting assembly & riser



Curtis Farms 105 Acre Commercial Irrigation

Bonnet attached to Riser



Laterals



7 risers in total



Well – 1600 gpm



Row Irrigation





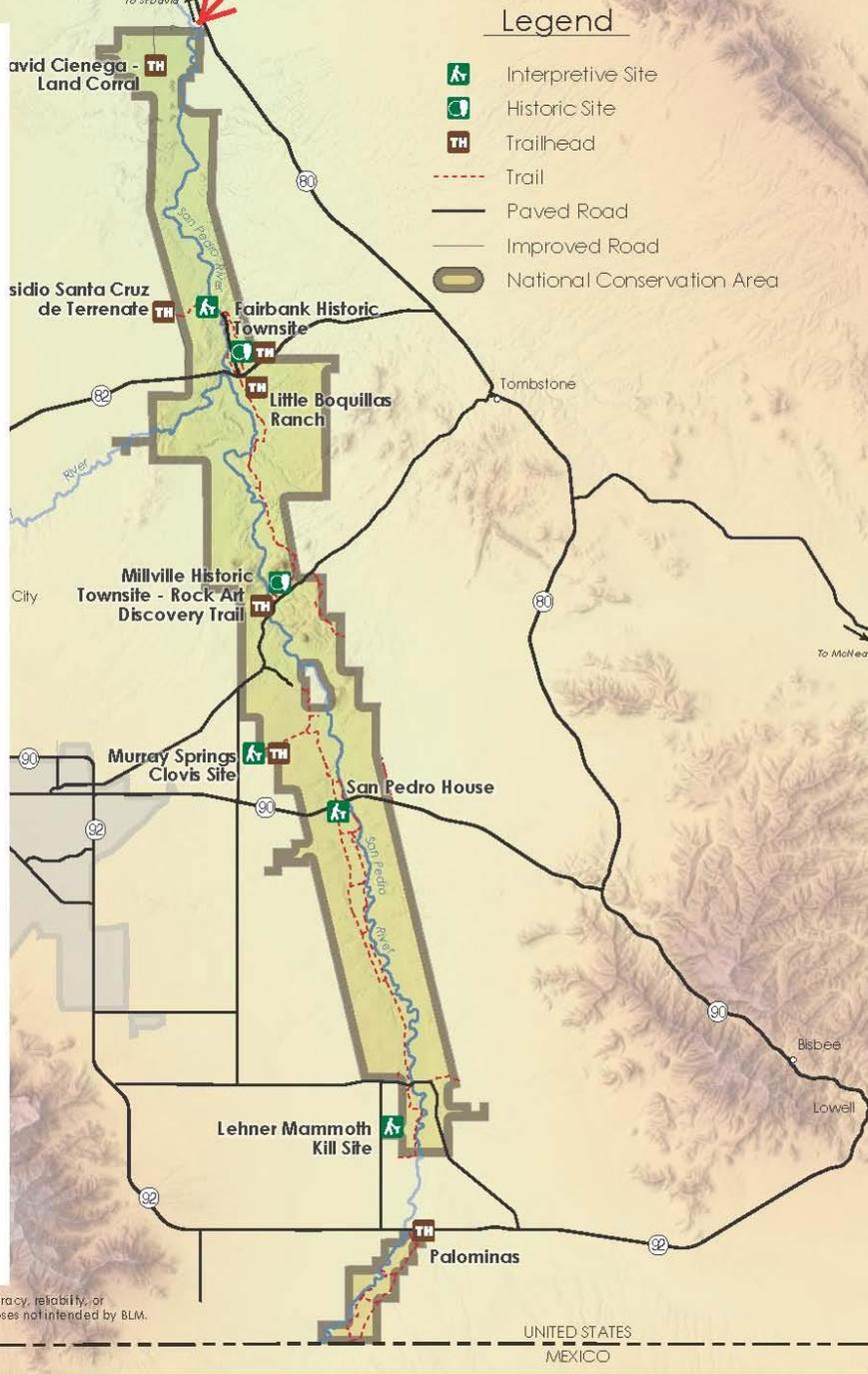
NATIONAL
CONSERVATION
LANDS

Arizona

San Pedro Riparian National Conservation Area

Subject Property

Escalante Farm is at the top of SPRNCA, the San Pedro Riparian National Conservation Area. The San Pedro River is celebrated as the most protected river in America. Home to over 400 species of birds. Visitors are attracted from around the world to discover along the San Pedro the birds that are difficult to find elsewhere.



Legend

- Interpretive Site
- Historic Site
- Trailhead
- Trail
- Paved Road
- Improved Road
- National Conservation Area

No warranty is made by the BLM as to the accuracy, reliability, or completeness of these data for use or for purposes not intended by BLM. M14-09-01-2015

UNITED STATES
MEXICO

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