

# PRIME IMPERIAL FARMLAND

±1,758.23 ACRES | IMPERIAL COUNTY, CALIFORNIA

**Nutmeg, Nettle, Narcisus,  
Standard & Rockwood**

**Mulberry & Malva**

**Acacia**

CONTACT FOR MORE INFORMATION

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 Land Advisors<sup>®</sup>  
ORGANIZATION

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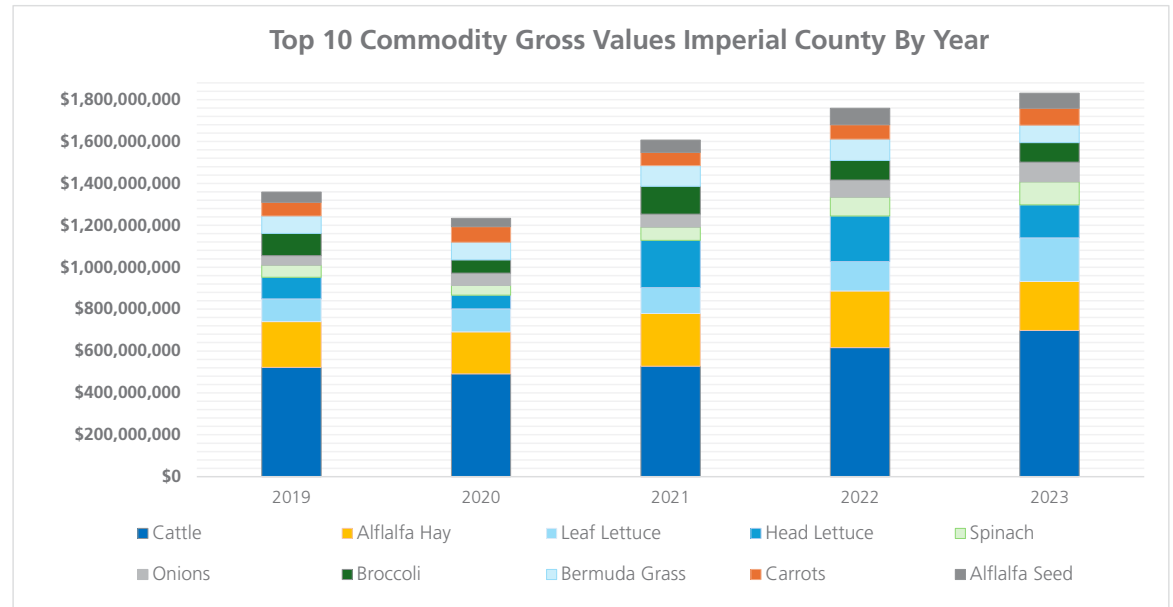
# IMPERIAL OVERVIEW



Land Advisors presents a prime opportunity to acquire a predominantly contiguous alfalfa and forage operation, located in the north central part of the valley with an additional ≈159 acres located off the Interstate 8 highway, giving the portfolio a real estate development benefactor.

Supporting nearly 580,000 harvested acres annually that generate around \$2.8 billion in annual agricultural output, the Imperial Valley is a powerhouse of production in the southwestern U.S. agricultural market.

Its warm climate, fertile soils, and minimal rainfall create ideal growing conditions, while its strategic location ensures efficient access to both labor and export markets. Additionally, the valley's robust irrigation infrastructure—secured by Priority 1 Colorado River rights dating back to 1895—further reinforces Imperial Valley's status as a premier agricultural region.



Top 10 Commodities	2023		2022		2021		2020		2019	
	Gross Value	Harvested Acres	Gross Value	Harvested Acres	Gross Value	Harvested Acres	Gross Value	Harvested Acres	Gross Value	Harvested Acres
Cattle	\$697,769,000		\$616,699,000		\$527,490,000		\$490,633,000		\$522,309,000	
Alfalfa Hay	\$234,468,000	185,095	\$269,735,000	147,569	\$251,683,000	150,984	\$200,441,000	143,963	\$217,446,000	150,562
Leaf Lettuce	\$207,786,000	18,683	\$141,110,000	9,542	\$124,120,000	10,654	\$110,052,000	12,001	\$109,502,000	14,066
Head Lettuce	\$157,552,000	13,679	\$216,536,000	15,149	\$225,394,000	15,629	\$65,114,000	5,545	\$102,970,000	13,663
Spinach	\$110,006,000	9,744	\$90,497,000	7,584	\$62,362,000	7,701	\$46,601,000	7,027	\$57,928,000	8,128
Onions	\$94,593,000	16,205	\$82,210,000	17,967	\$62,802,000	14,877	\$59,477,000	12,476	\$45,257,000	11,803
Broccoli	\$92,215,000	9,633	\$92,982,000	11,981	\$132,228,000	12,591	\$62,364,000	8,507	\$105,521,000	11,957
Bermuda Grass	\$83,562,000	77,803	\$101,542,000	64,068	\$99,329,000	74,892	\$85,163,000	71,918	\$83,597,000	64,660
Carrots	\$80,681,000	12,406	\$69,004,000	12,941	\$63,391,000	12,900	\$73,970,000	13,974	\$65,798,000	14,327
Alfalfa Seed	\$72,672,000	28,267	\$78,853,000	23,978	\$58,186,000	24,532	\$39,567,000	20,986	\$48,722,000	26,460
<b>Total</b>	<b>\$1,831,304,000</b>	<b>371,515</b>	<b>\$1,759,168,000</b>	<b>310,779</b>	<b>\$1,606,985,000</b>	<b>324,760</b>	<b>\$1,233,382,000</b>	<b>296,397</b>	<b>\$1,359,050,000</b>	<b>315,626</b>

# PROPERTY DETAILS



## LOCATION

Majority of the property is located south of Calipatria | Minority is located due east of El Centro in Imperial County, California

## SIZE

Total Acres:  $\pm 1,758.23$  (all or a part)

- Nutmeg, Nettle, Narcisus, Standard and Rockwood:  $\pm 1,076.46$
- Mulberry & Malva:  $\pm 526.18$
- Acacia:  $\pm 159.04$

## PRICE

\$19,537,520

## TAXES

\$125,382.48 (2024)

## ZONING

A-2 and A-2-R (General Agriculture Zone) and A-3 (Heavy Agriculture Zone), Imperial County

## UTILITIES

Imperial Irrigation District | Electricity, Irrigation

## IRRIGATION

Gravity Flow Flood Irrigation

## WATER CONSERVATION

On-Farm Efficiency Conservation Program (OFECF) | [Click here to access information on OFECF](#)

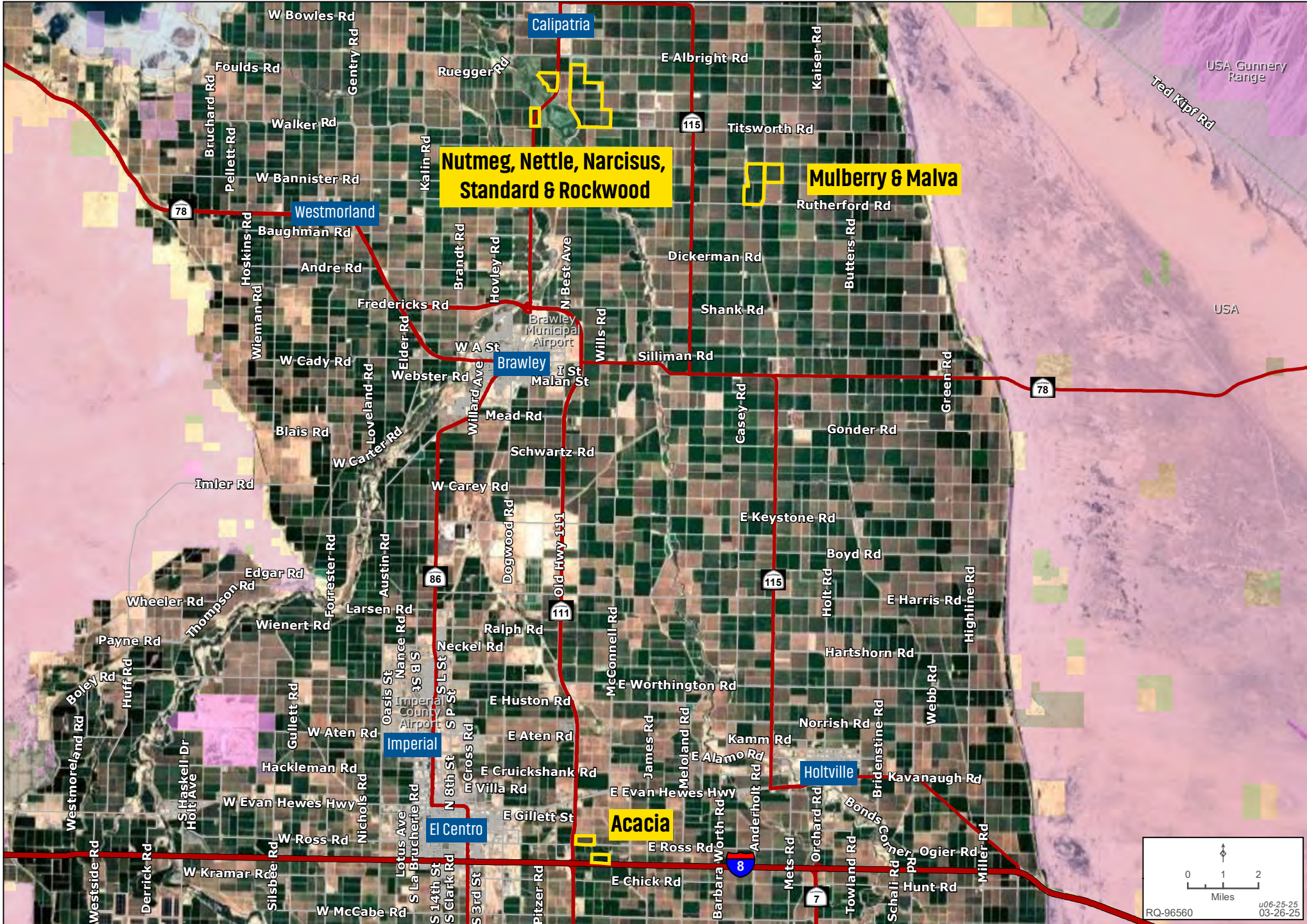
Deficit Irrigation Program (DIP) | [Click here to access information on DIP](#)

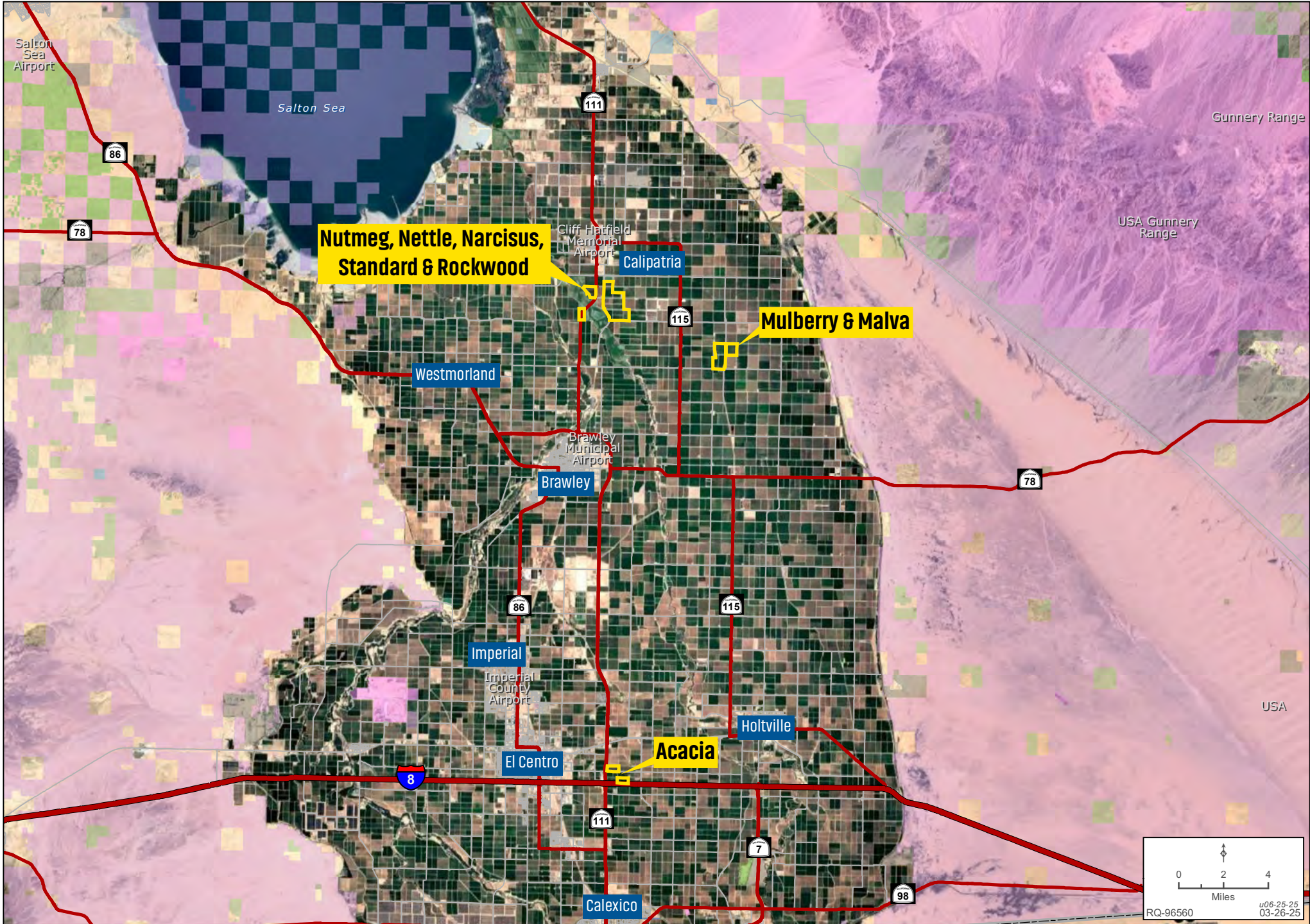
## PROPERTY HIGHLIGHTS

- Productive soil profile (majority is 110 & 115 soil types)
- Large contiguous block ( $\pm 1,000$  acres)
- Well maintained ditches and ports
- Crops historically planted: Alfalfa and other forage crops

# AREA | BOOL PROPERTIES

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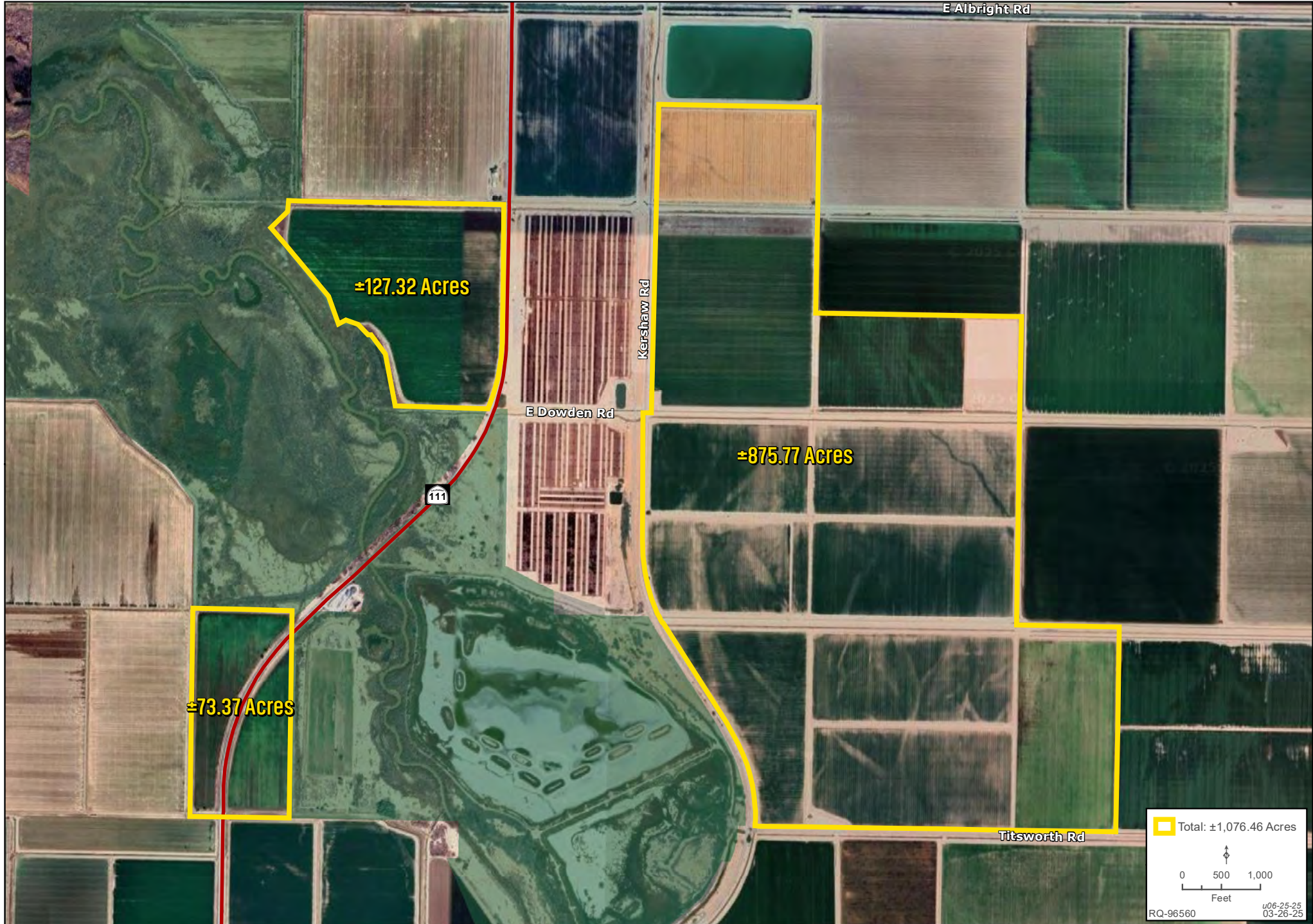


# NUTMEG, NETTLE, NARCISUS, STANDARD & ROCKWOOD



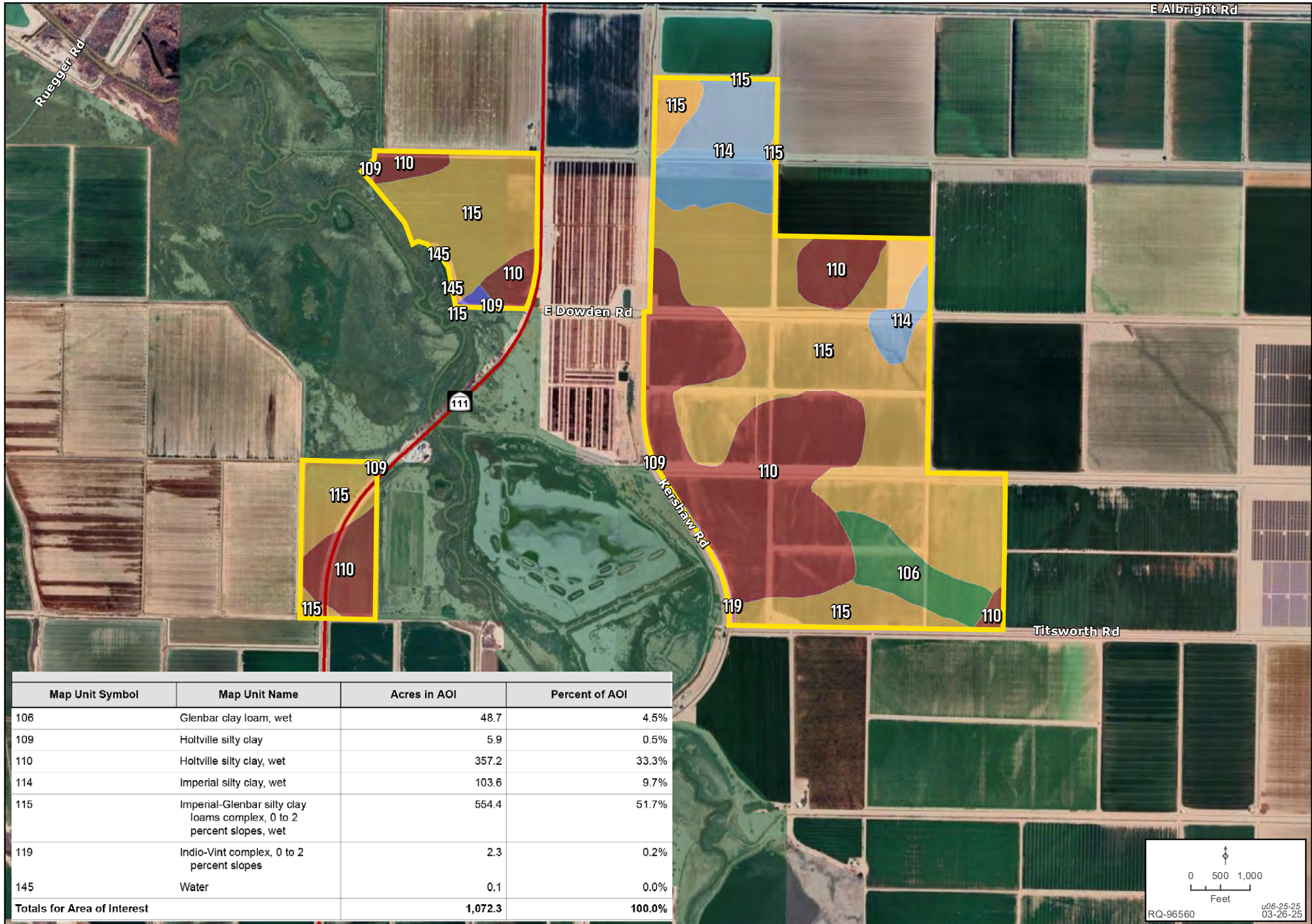
# DETAIL | NUTMEG, NETTLE, NARCISUS, STANDARD & ROCKWOOD

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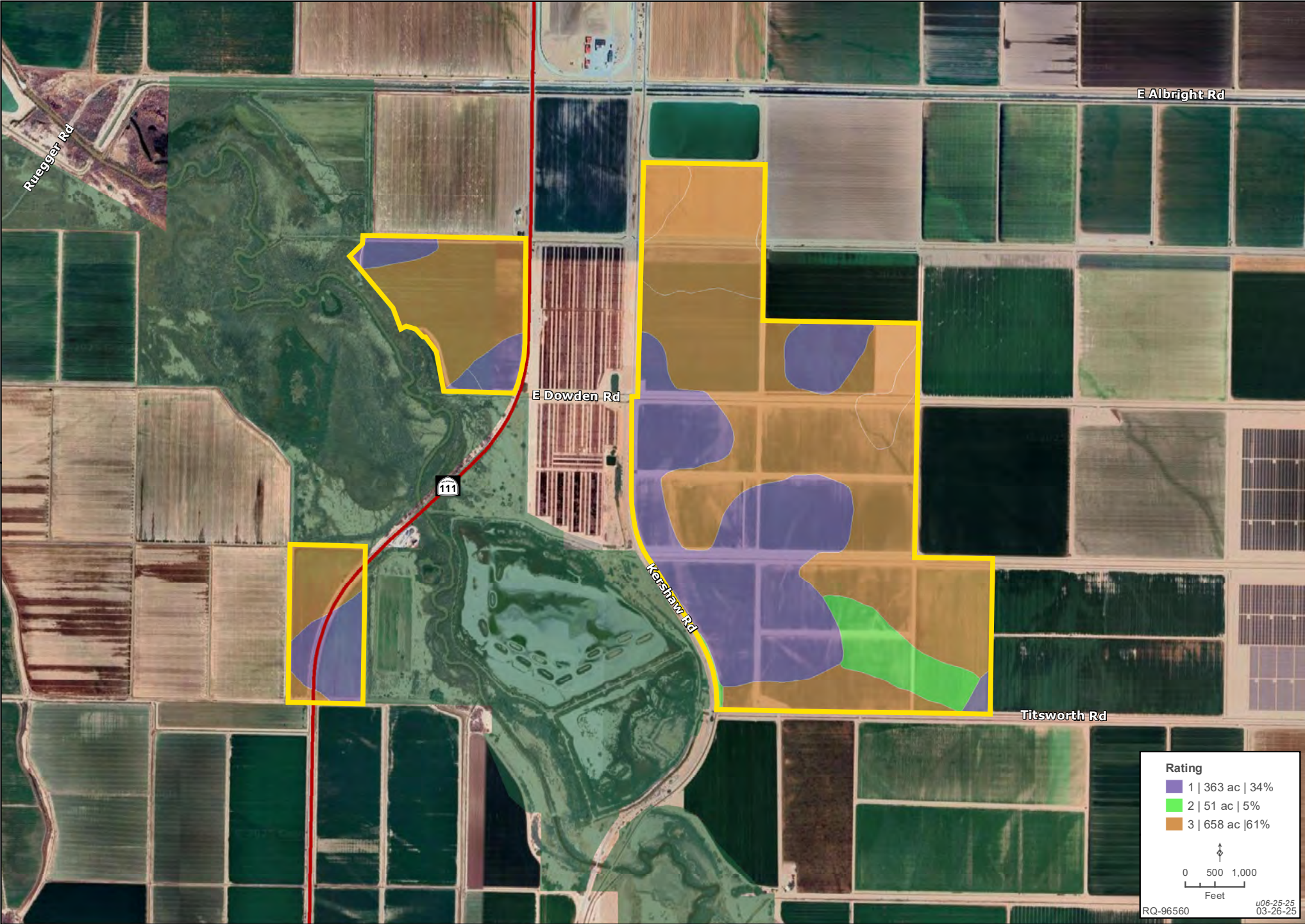
# SOIL MAP | NUTMEG, NETTLE, NARCISUS, STANDARD & ROCKWOOD

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# IRRIGATION CAPABILITY MAP | NUTMEG, NETTLE, NARCISUS, STANDARD & ROCKWOOD

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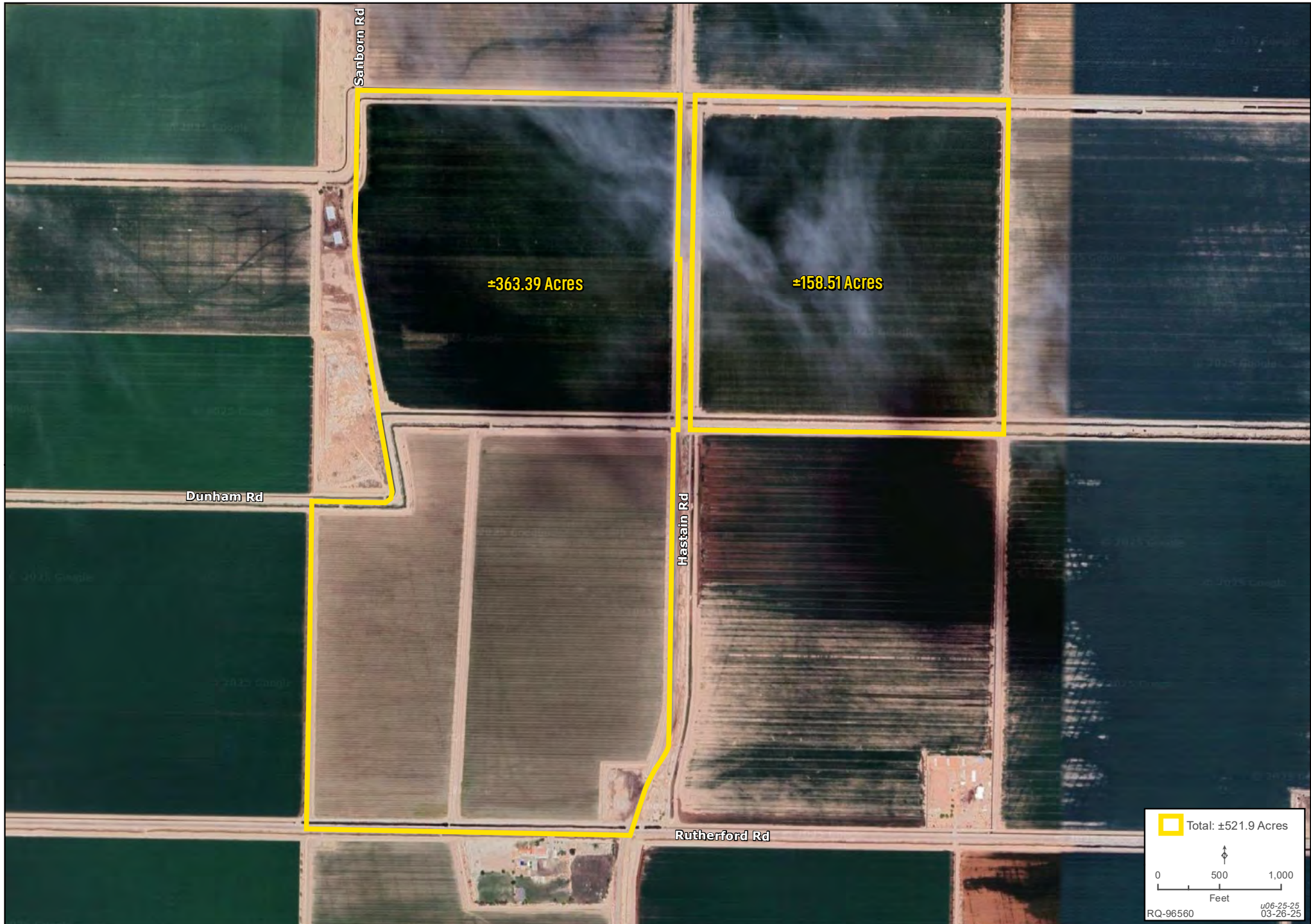


# MULBERRY & MALVA



# DETAIL | MULBERRY & MALVA

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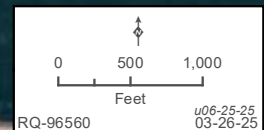


# SOIL MAP | MULBERRY & MALVA

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Imperial silty clay, wet	360.3	68.2%
115	Imperial-Glenbar silty clay loams complex, 0 to 2 percent slopes, wet	168.3	31.8%
<b>Totals for Area of Interest</b>		<b>528.6</b>	<b>100.0%</b>



# IRRIGATION CAPABILITY MAP | MULBERRY & MALVA

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# ACACIA LATERAL



# DETAIL | ACACIA

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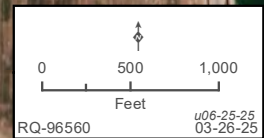


# SOIL MAP | ACACIA

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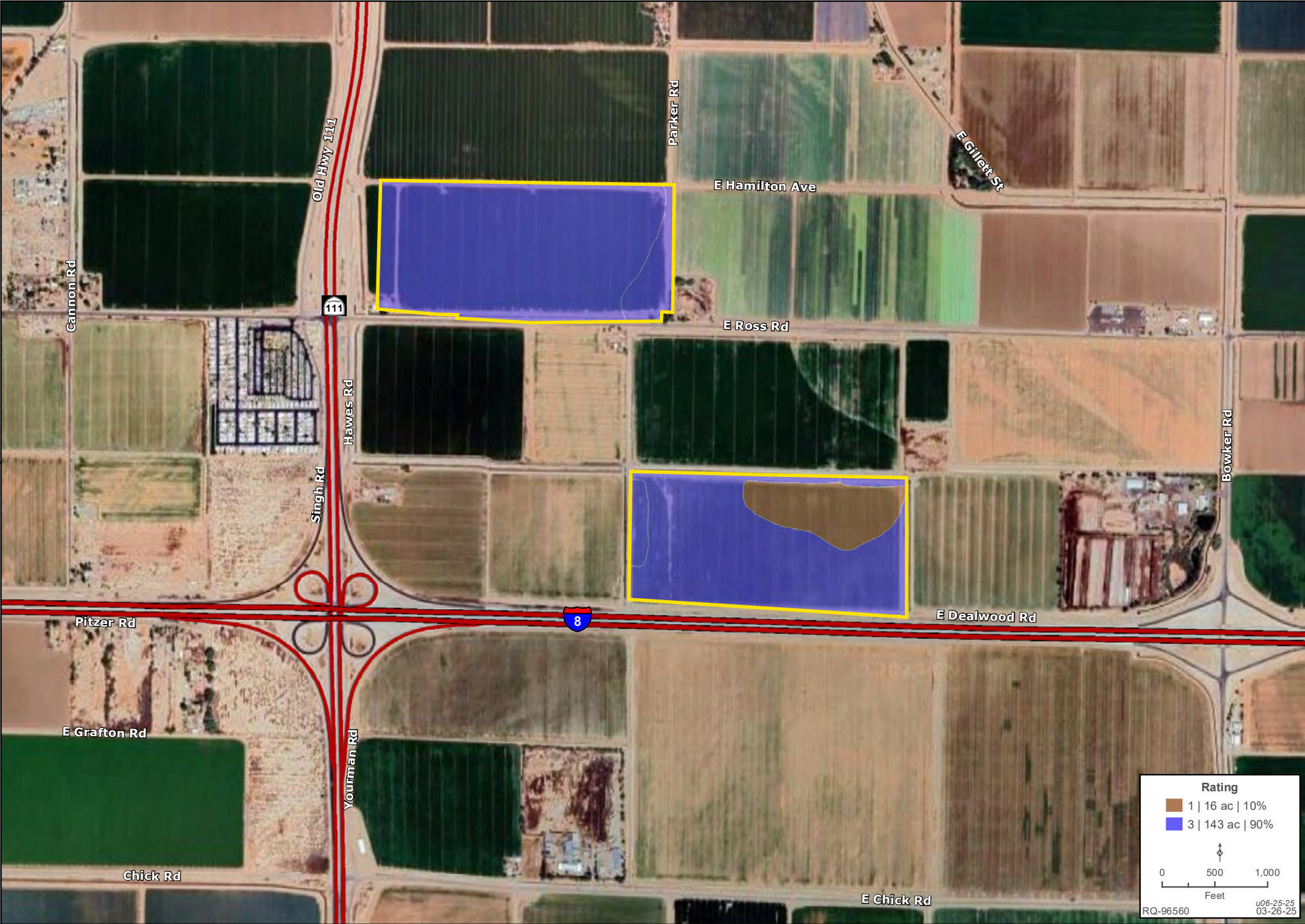


Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
110	Holtville silty clay, wet	15.7	9.9%
114	Imperial silty clay, wet	0.1	0.1%
115	Imperial-Glenbar silty clay loams complex, 0 to 2 percent slopes, wet	63.8	40.1%
122	Meloiland very fine sandy loam, wet	79.3	49.9%
<b>Totals for Area of Interest</b>		<b>158.9</b>	<b>100.0%</b>



# IRRIGATION CAPABILITY MAP | ACACIA

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