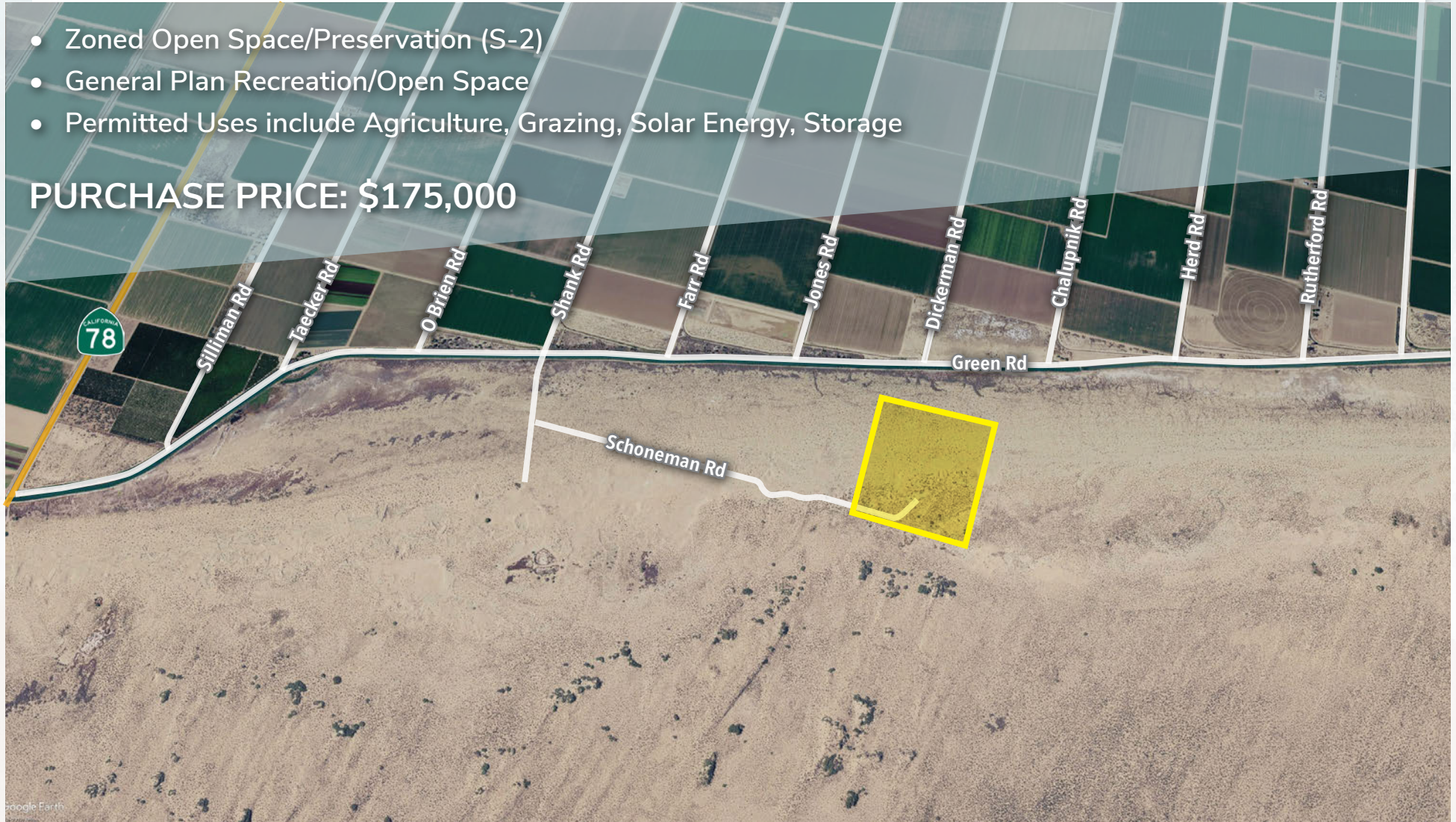


157.76 Acres of Agriculture Land in Brawley, CA

Schoneman Road | Brawley, CA 92227

- Zoned Open Space/Preservation (S-2)
- General Plan Recreation/Open Space
- Permitted Uses include Agriculture, Grazing, Solar Energy, Storage

PURCHASE PRICE: \$175,000



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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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Salton Sea

Cliff Hatfield Municipal Airport

Brawley Municipal Airport

Shank Rd

Farr Rd

Jones Rd

Dickerman Rd

Chalupnik Rd

Herd Rd

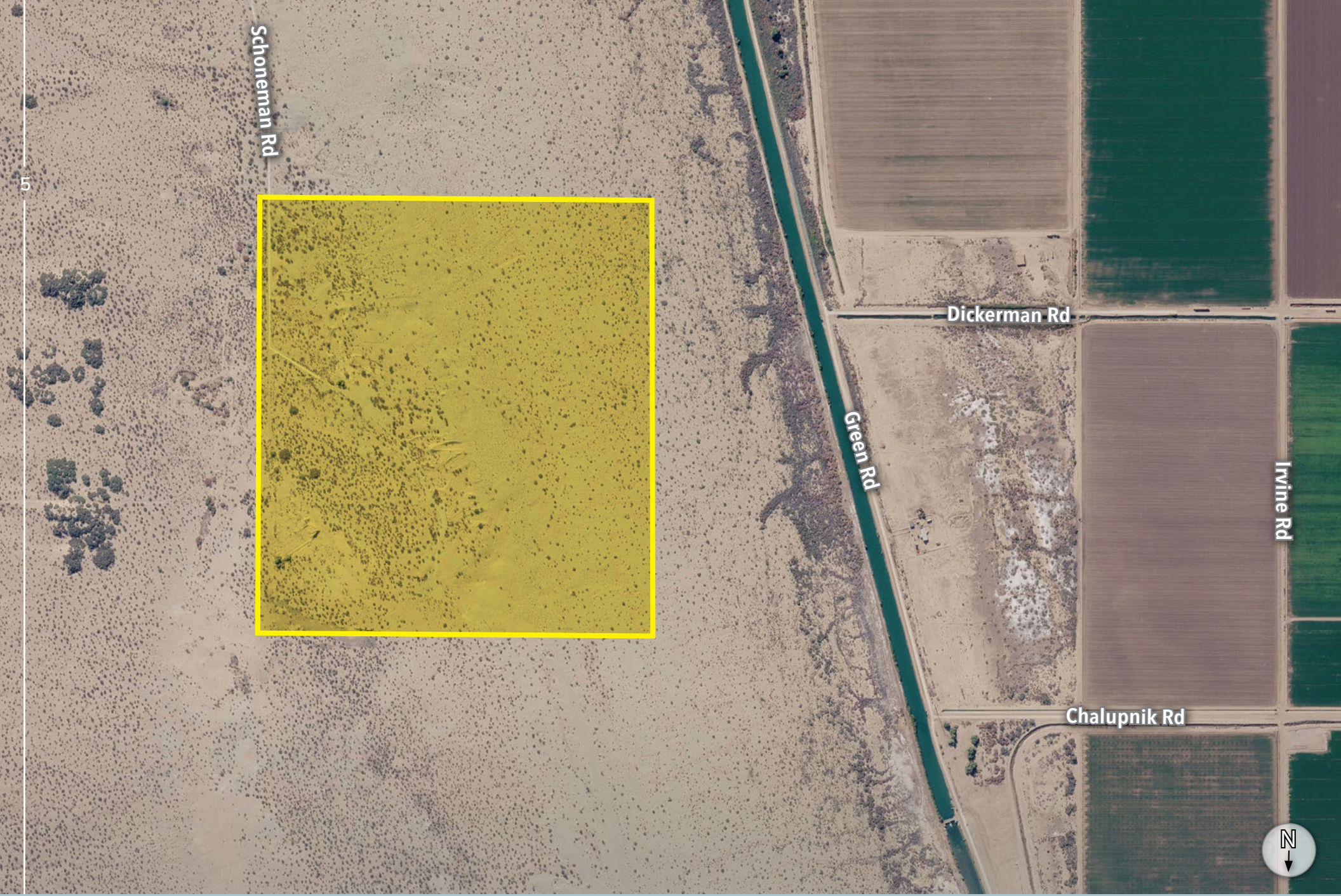


Subject Property

Schoneman Rd







Schoneman Rd

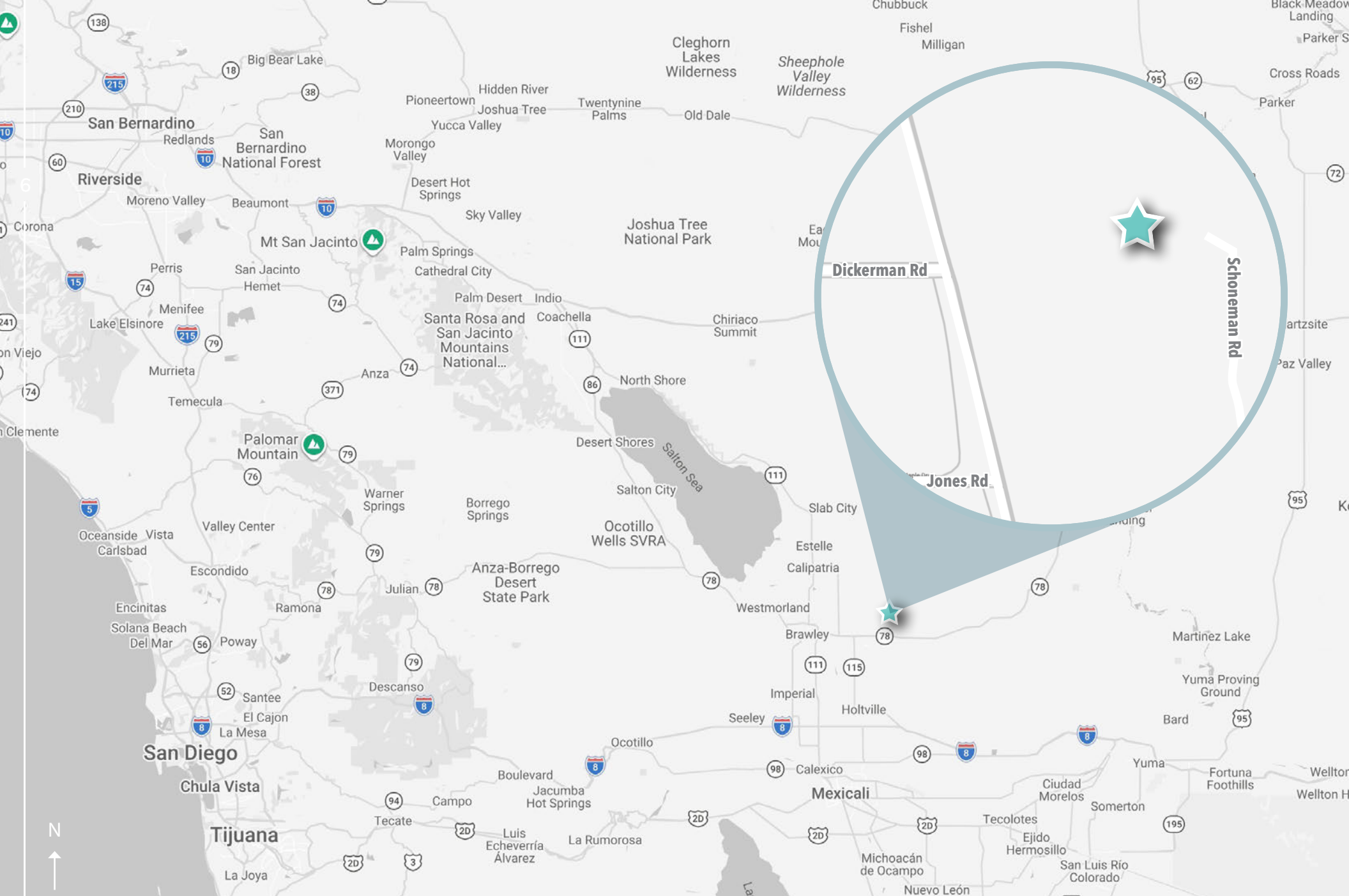
Dickerman Rd

Green Rd

Chalupnik Rd

Irvine Rd





location map

property information

property location:

The subject property is located on Schoneman Road East of the Highline Canal. The property is located 30 miles south of the Salton Sea and is approximately 15 miles east of downtown Brawley.

property profile:

The subject property consists of approximately 157.76 acres of agricultural land in Brawley, California offering a large-scale landholding in Imperial County. The property allows for a range of agricultural uses while preserving the area's natural rural character. The expansive acreage and scenic terrain present a unique opportunity for agriculture, solar energy, storage and more.

jurisdiction:

County of Imperial

apn:

039-070-005

acreage:

157.76

current zoning:

Open Space/Preservation (S-2)

[\(Click to view Zoning\)](#)

general plan:

Recreation/Open Space

[\(Click to view Land Use Map\)](#)

permitted uses:

Agriculture, Grazing, Solar Energy, Storage, Public Buildings

minimum lot size:

20 Acres

max height:

40'ft

school district:

Brawley Union High School District

services:

Water	Imperial Irrigation District (IID)
Sewer	None
Electric	Imperial Irrigation District (IID)
Gas	So Cal Gas
Fire	Brawley Fire Department
Police	Brawley Police Department

purchase price:

\$175,000

Survey Results

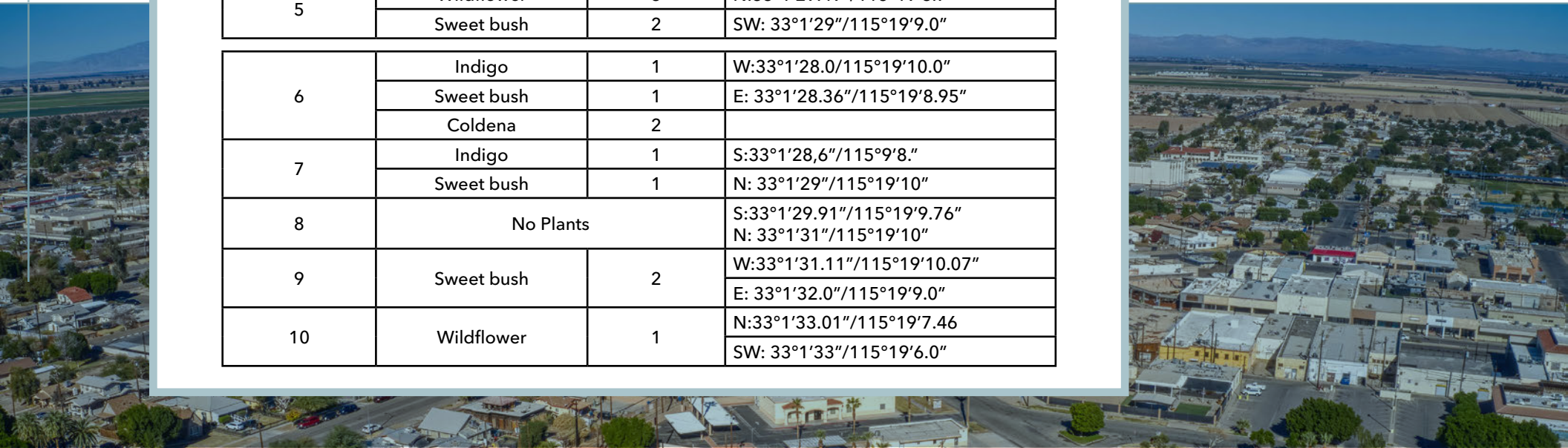
Table Two presents the location, species observed and the total plant counts obtained from ten 100 ft2 survey plots.

The following table represents results of 10 -100 ft2 transects. All results were within the 80% confidence requirement.

Table Two: Plot Locations and Plant Counts

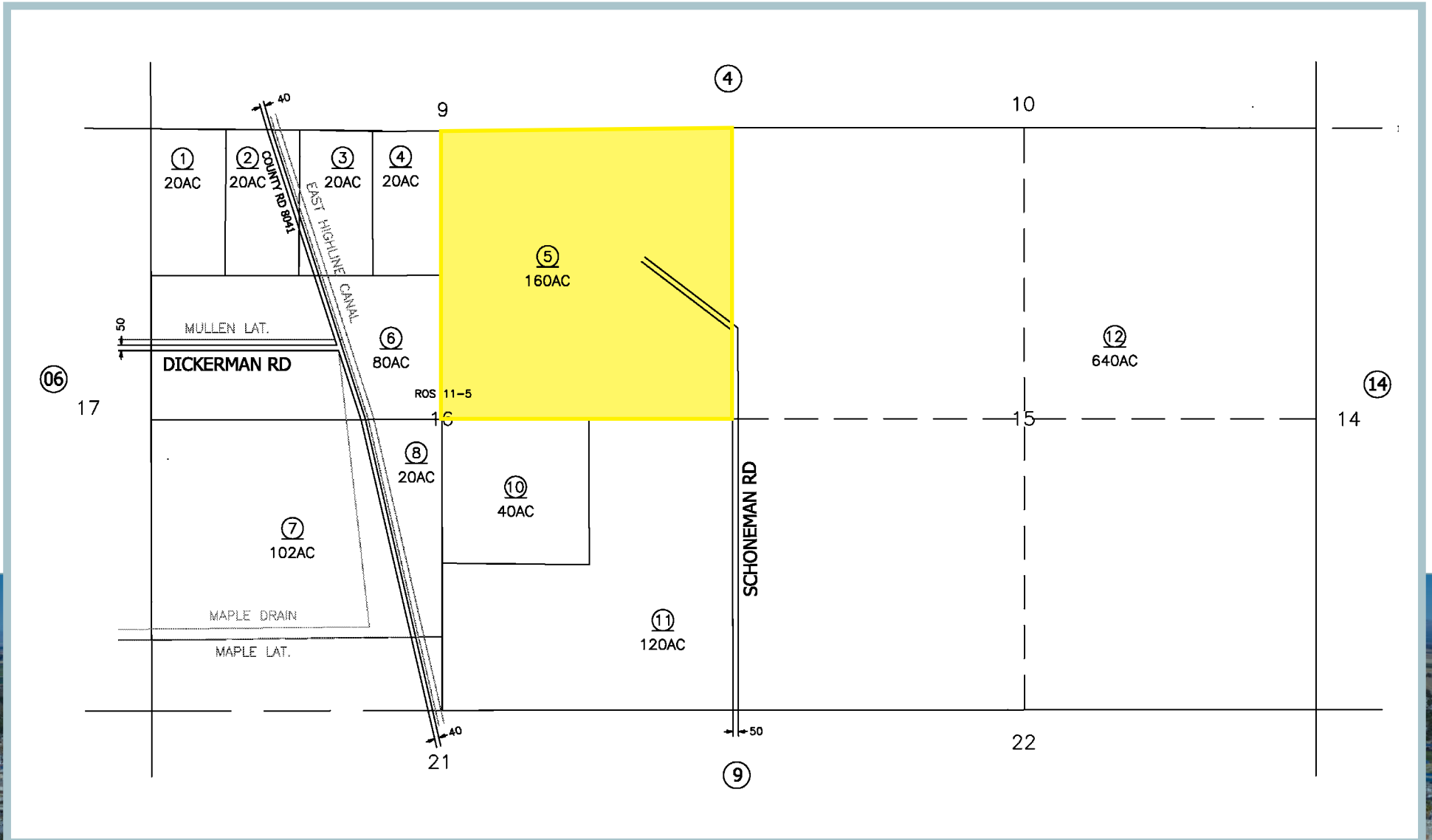
Plot Number	Species	Count	Latitude/Longitude NAD 83
1	Creosote	2	W:33°1'29.13/115°19'2.58"
	Mormon Tea	1	E: 33°1'30"/115°19'2."
2	Creosote	3	W:33°1'29"/115°19'4."
	Mormon Tea	1	E: 33°1'29.82/115°3.13"
3	Creosote	1	W:33°1'29."/115°19'7.0"
	Mormon Tea	1	E: 33°1'29.3"/115°19'6.09"
	Sweet bush	1	
	Wildflower	6	
4	Sweet bush	5	N:33°1'30"/115°19'8"
	Wildflower	3	S: 33°1'28.93"/115°19'7.56"
5	Wildflower	3	N:33°1'29.49"/115°19'8.7"
	Sweet bush	2	SW: 33°1'29"/115°19'9.0"
6	Indigo	1	W:33°1'28.0/115°19'10.0"
	Sweet bush	1	E: 33°1'28.36"/115°19'8.95"
	Coldena	2	
7	Indigo	1	S:33°1'28,6"/115°9'8."
	Sweet bush	1	N: 33°1'29"/115°19'10"
8	No Plants		S:33°1'29.91"/115°19'9.76" N: 33°1'31"/115°19'10"
9	Sweet bush	2	W:33°1'31.11"/115°19'10.07"
			E: 33°1'32.0"/115°19'9.0"
10	Wildflower	1	N:33°1'33.01"/115°19'7.46
			SW: 33°1'33"/115°19'6.0"

[CLICK HERE TO VIEW FULL BIOLOGICAL SURVEY](#)



tax map

9



2025 demographics

3 mile



population

20



estimated households

7



average household income

\$98,510



median household income

\$74,658



total employees

12

5 miles



population

132



estimated households

45



average household income

\$97,753



median household income

\$73,970



total employees

12

10 miles



population

466



estimated households

144



average household income

\$100,122



median household income

\$74,920



total employees

477

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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