

FARMLAND FOR SALE

\$687,000

WORMWOOD 101

1276 DREW ROAD
EL CENTRO, CALIFORNIA 92243

87± ACRES



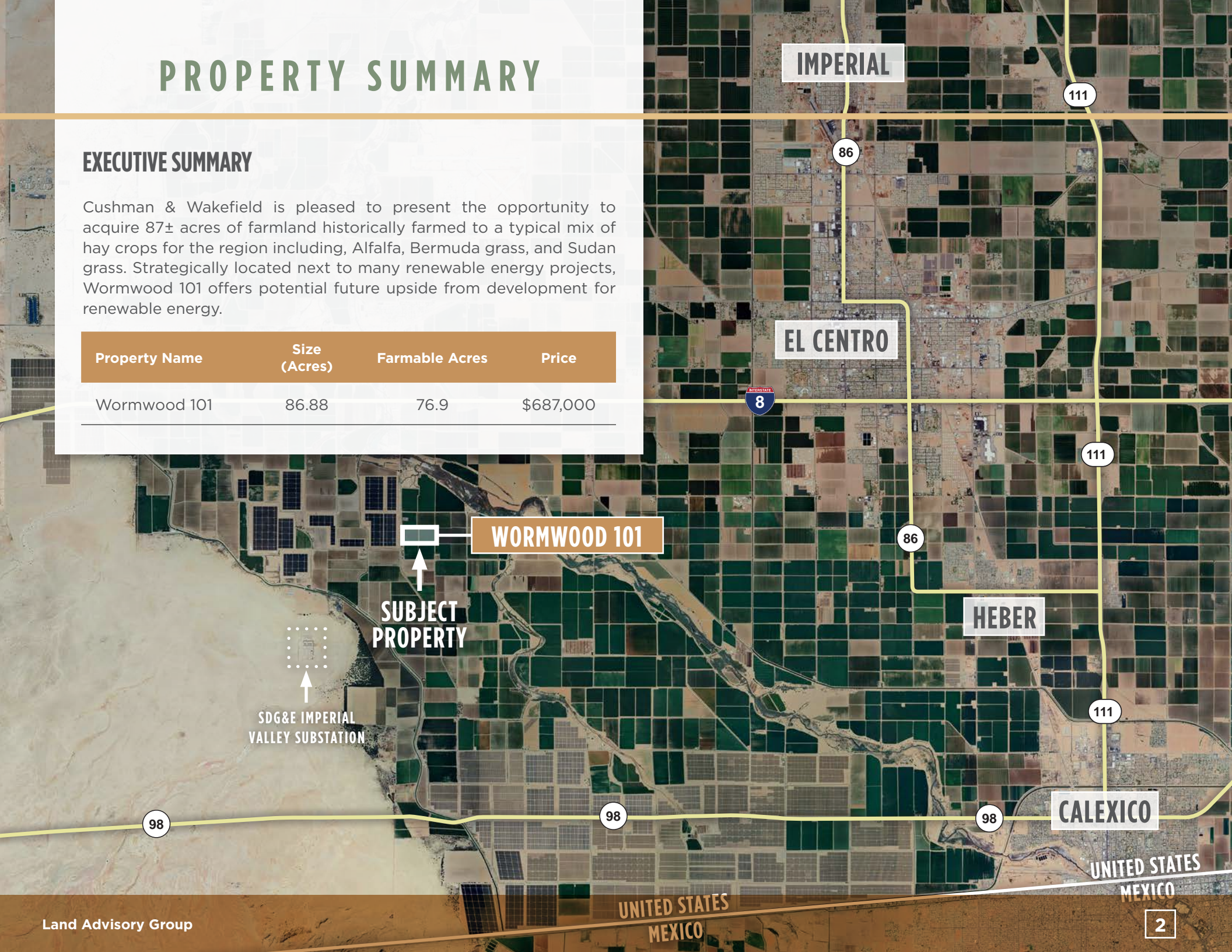
CUSHMAN &
WAKEFIELD
Land Advisory Group

PROPERTY SUMMARY

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire 87± acres of farmland historically farmed to a typical mix of hay crops for the region including, Alfalfa, Bermuda grass, and Sudan grass. Strategically located next to many renewable energy projects, Wormwood 101 offers potential future upside from development for renewable energy.

Property Name	Size (Acres)	Farmable Acres	Price
Wormwood 101	86.88	76.9	\$687,000



PROPERTY OVERVIEW

HIGHLIGHTS

- Property is tiled and has concrete ditches
- Above average water allocation
- Potential for future renewable energy development
- Strong in place rental income - lease term nearing expiration providing flexibility to buyer



LOCATION

1276 Drew Rd, El Centro, CA 92243



SIZE

86.88 gross acres

76.9 farmable acres (Per IID)



APNs

051-360-008



MUNICIPALITY

Imperial County



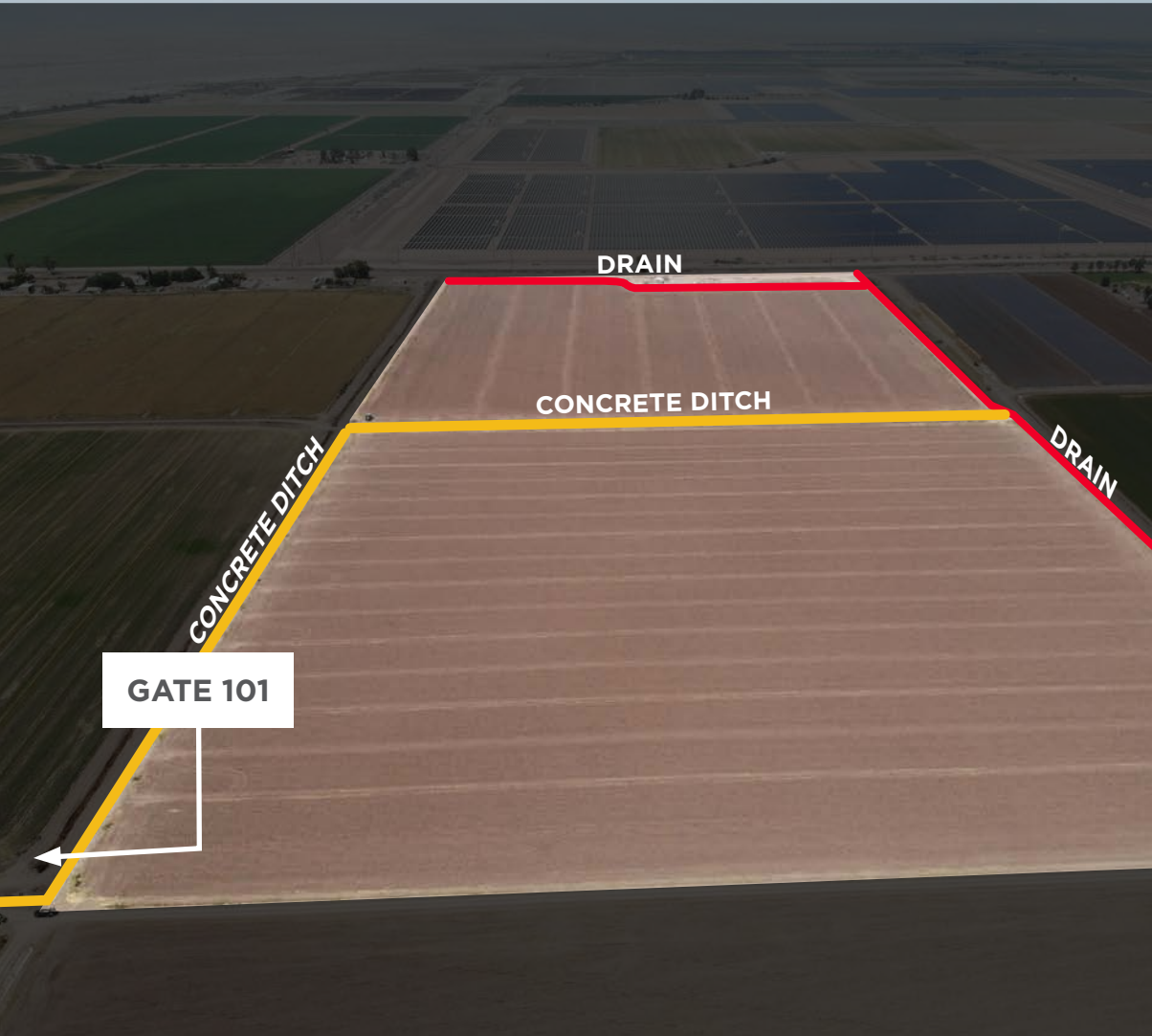
ZONING

General Agriculture/Rural Zone (A-2-R)



AGRICULTURAL DETAILS

Soil Rating	Percent of Property
Class III	100%



FARMABLE ACRES	76.9
CROP HISTORY	Historically the farm has produced hay crops including Alfalfa, Bermuda grass, and Sudan grass
WATER RATE	\$20/AF
WATER APPORTIONMENT	483 AF allocated under the 2026 Equitable Distribution Plan (6.28 AF/IID Farmable Acres)
LEASE DETAILS	Term: 7/7/2014 - 6/30/2026 Lease automatically renews each year, for a term of 1-year, until agreement is terminated Rate: \$30,000 per year (\$375 per acre)
WATER DISTRICT	Imperial Irrigation District (IID)
IRRIGATION WATER	Canal & Gate: Wormwood 101 IID Fields: 15446 & 14720

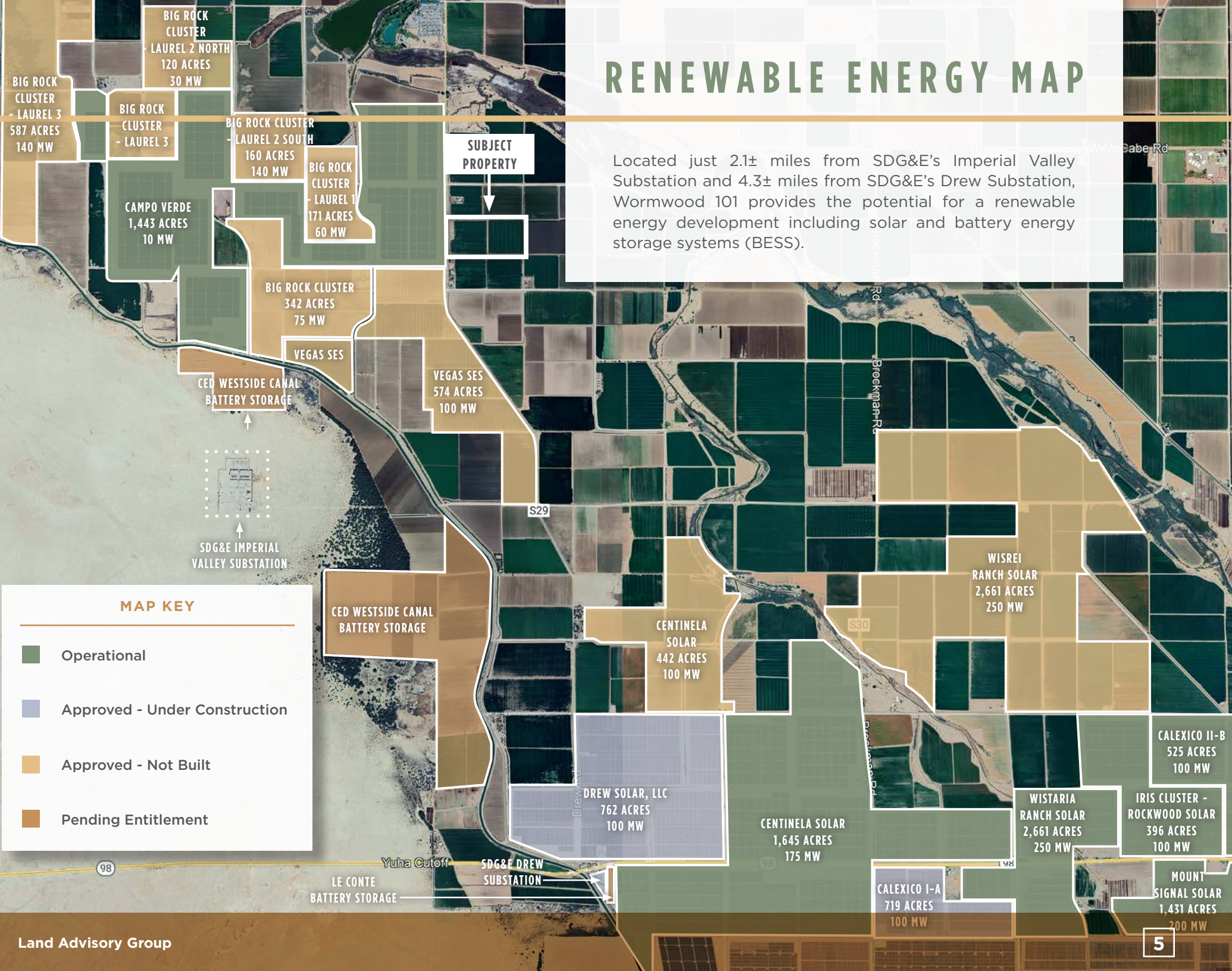
RENEWABLE ENERGY MAP

Located just 2.1± miles from SDG&E's Imperial Valley Substation and 4.3± miles from SDG&E's Drew Substation, Wormwood 101 provides the potential for a renewable energy development including solar and battery energy storage systems (BESS).

SUBJECT PROPERTY

MAP KEY

- Operational
- Approved - Under Construction
- Approved - Not Built
- Pending Entitlement



BIG ROCK CLUSTER - LAUREL 3
587 ACRES
140 MW

BIG ROCK CLUSTER - LAUREL 2 NORTH
120 ACRES
30 MW

BIG ROCK CLUSTER - LAUREL 3

BIG ROCK CLUSTER - LAUREL 2 SOUTH
160 ACRES
140 MW

BIG ROCK CLUSTER - LAUREL 1
171 ACRES
60 MW

CAMPO VERDE
1,443 ACRES
10 MW

BIG ROCK CLUSTER
342 ACRES
75 MW

VEGAS SES

CED WESTSIDE CANAL BATTERY STORAGE

VEGAS SES
574 ACRES
100 MW

SDG&E IMPERIAL VALLEY SUBSTATION

CED WESTSIDE CANAL BATTERY STORAGE

CENTINELA SOLAR
442 ACRES
100 MW

WISREI RANCH SOLAR
2,661 ACRES
250 MW

DREW SOLAR, LLC
762 ACRES
100 MW

CENTINELA SOLAR
1,645 ACRES
175 MW

CALEXICO II-B
525 ACRES
100 MW

WISTARIA RANCH SOLAR
2,661 ACRES
250 MW

IRIS CLUSTER - ROCKWOOD SOLAR
396 ACRES
100 MW

LE CONTE BATTERY STORAGE

SDG&E DREW SUBSTATION

CALEXICO I-A
719 ACRES
100 MW

MOUNT SIGNAL SOLAR
1,431 ACRES
200 MW

PRICE

\$687,000

FARMLAND FOR SALE

87± ACRES



WORMWOOD 101

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[CLICK HERE TO VIEW LISTING SITE](#)

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