

FARMLAND FOR SALE

\$500,000

**FIG 6**

**NEC DIEHL ROAD & DERRICK ROAD  
SEELEY, CALIFORNIA 92273**

**60± ACRES**

 **CUSHMAN &  
WAKEFIELD**  
LAND ADVISORY GROUP

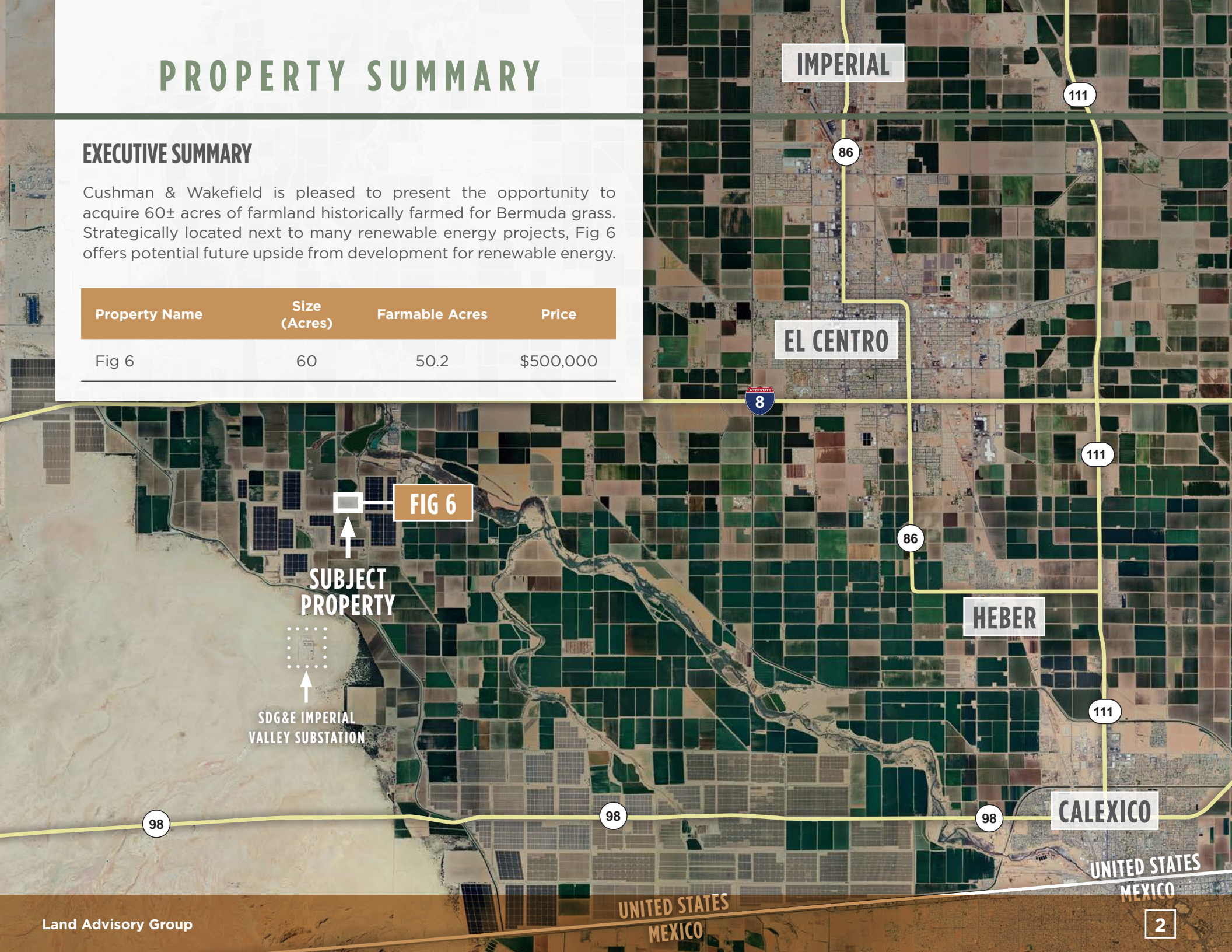
 **SMITH-KANDAL**  
ESTABLISHED 1954  
INSURANCE • REAL ESTATE

# PROPERTY SUMMARY

## EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire 60± acres of farmland historically farmed for Bermuda grass. Strategically located next to many renewable energy projects, Fig 6 offers potential future upside from development for renewable energy.

Property Name	Size (Acres)	Farmable Acres	Price
Fig 6	60	50.2	\$500,000



# PROPERTY OVERVIEW

## HIGHLIGHTS

- The property has concrete ditches
- Above average water allocation
- Potential for future renewable energy development
- Strong in place rental income



### LOCATION

NEC Diehl Road & Derrick Road  
Seeley, CA 92273



### SIZE

60 gross acres  
50.2 farmable acres (Per IID)



### APN

051-310-023



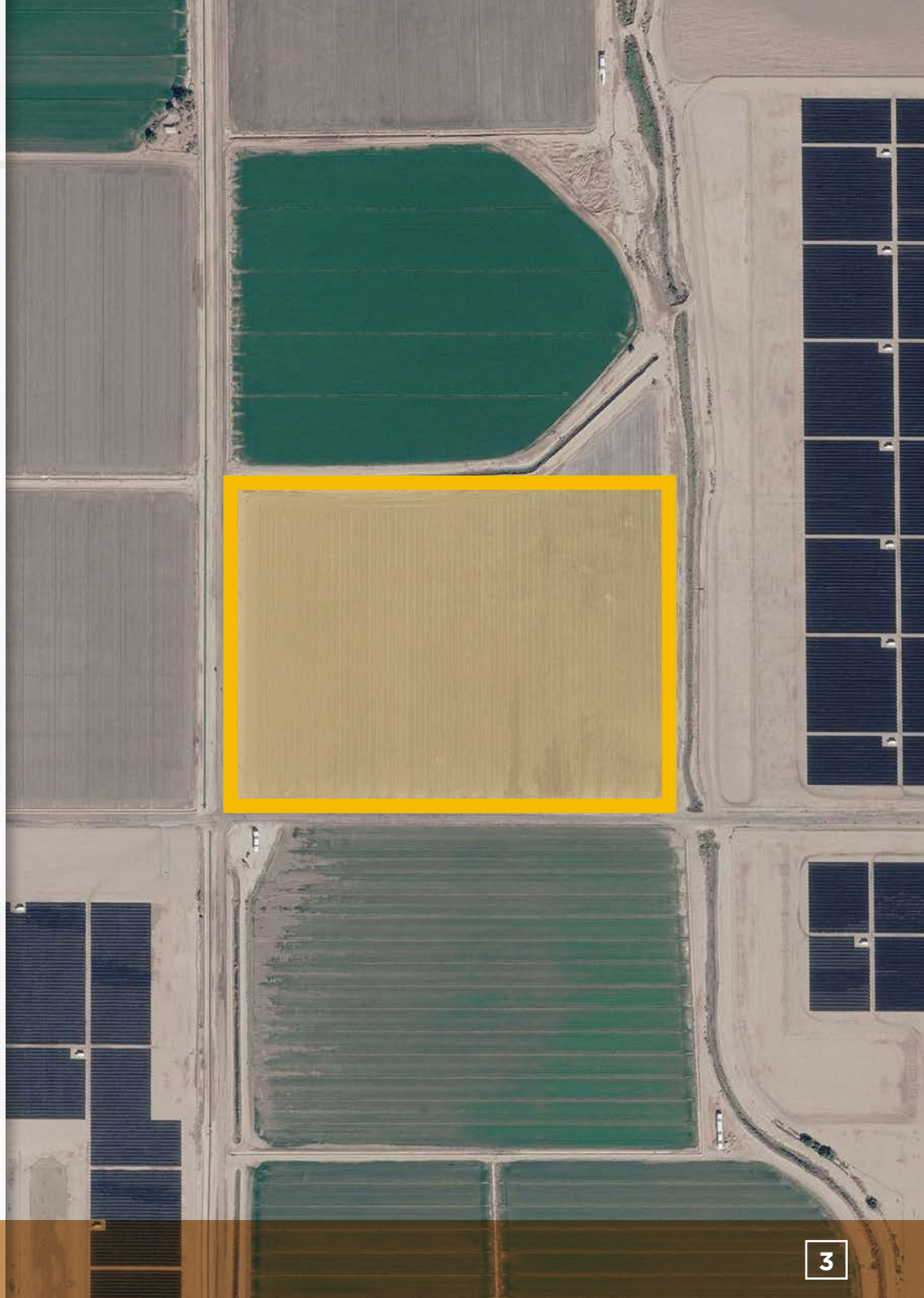
### MUNICIPALITY

Imperial County



### ZONING

General Agriculture/Rural Zone/Renewable  
Energy Overlay (A-2-R-RE)



# AGRICULTURAL DETAILS

Soil Rating	Percent of Property
Class III	100%

CONCRETE DITCH

DRAIN

<b>FARMABLE ACRES</b>	50.2
<b>CROP HISTORY</b>	Historically the farm has produced Bermuda grass
<b>WATER RATE</b>	\$20/AF
<b>WATER APPORTIONMENT</b>	284.8 AF Allocated under the 2026 Equitable Distribution Plan (5.67 AF/IID Farmable Acres)
<b>LEASE DETAILS</b>	Term: 5/1/2024 - 4/1/2027 Lease automatically renews each year, for a term of 1-year, until agreement is terminated
<b>WATER DISTRICT</b>	Imperial Irrigation District (IID)
<b>IRRIGATION WATER</b>	Canal & Gate: Fig 6 IID Field: 15211
	Rate: \$16,000 per year (\$320 per acre)



PRICE: \$500,000

# FARMLAND FOR SALE

60± ACRES

FIG 6

[CLICK HERE TO VIEW LISTING SITE](#)

NEC DIEHL ROAD & DERRICK ROAD, SEELEY, CA 92273

LISTING PROVIDED BY:

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