

IMPERIAL VALLEY, CA

DOGWOOD 69C & 70

88.78± ACRES | IMPERIAL COUNTY

NEWLY PRICED!



OVERVIEW

This highly efficient farm sits at the center of the southern Imperial Valley with excellent access off of Highway 111 just 4± miles north of Interstate 8. It has two gates for Imperial Irrigation District (IID) water deliveries, tile drains, and cement ditches. It has historically been farmed to hay crops, but it is surrounded on three sides by farms growing organic leafy greens, spring mix or vegetable crops. Landowner shares in tenant's water conservation payments, enhancing terms.

LOCATION

2640 US Highway 111
Imperial, Imperial County, CA 92251

ACCESS

Available via East Aten Road to the west and East Huston Road to the north

GROSS ACRES

88.78± (Source: Assessor)

FARMABLE ACRES

87.23± (Source: IID) 98.3% Farmable

APN

044-520-034

PRICE

\$710,240 or \$8,000 per acre



WATER

WATER SOURCE

Imperial Irrigation District (IID)

WATER DELIVERY

Gates 69C & 70 of Dogwood Canal Lateral 6

ALLOCATION

Estimated at 5.88 Acre-feet/acre per Equitable Distribution Program, pending confirmation

IRRIGATION

Cement ditches

DRAINAGE

Tile lines to IID drainage infrastructure

CONSERVATION PAYMENTS

Under current lease, landowner receives 30% of any water conservation payments



FARMING & OTHER

FARMING HISTORY

This farm has been tenant-farmed to hay crops. It was recently enrolled in IID's short-term fallowing program known as the Deficit Irrigation Program (DIP). The current lease runs through September 2028. The fields to the south, east and north are used for growing organic leafy greens, spring mix or vegetable crops.

SOILS

Soils comprise 100% Class 3 soils as shown on the right.

ZONING

A-2 General Agricultural

PROPERTY TAXES

Total of \$4,327 for the 2025 tax year



Soil Code	Soil Description	Acres	%	CAP
115	Imperial-Glenbar silty clay loams, wet, 0 to 2 percent slopes	70.67	75.36	3w
114	Imperial silty clay, wet	19.31	20.59	3w
122	Meloland very fine sandy loam, wet	3.8	4.05	3w
Totals		93.78	100%	3.0



TERMS



PRICE

\$710,240
\$8,000± per acre

TOURS

By Appointment Only
DO NOT ENTER PROPERTY

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