

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.

## 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

\$799,020 or \$9,000 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



# 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 October 2025. 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 \$4,255 for the 2024 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
<b>Totals</b>		<b>93.78</b>	<b>100%</b>	<b>3.0</b>



# TERMS



## PRICE

\$799,020

**\$9,000± per acre**

## TOURS

By Appointment Only

**DO NOT ENTER PROPERTY**

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