

IMPERIAL VALLEY

EXCELLENT FARM LAND FOR SALE

PRICE: \$4,300,000

±319 NET ACRES ±365 GROSS ACRES

CONTACT FOR MORE INFORMATION

A.T. PANCRAZI™



A.T. PANCRAZI REAL ESTATE SERVICES, INC

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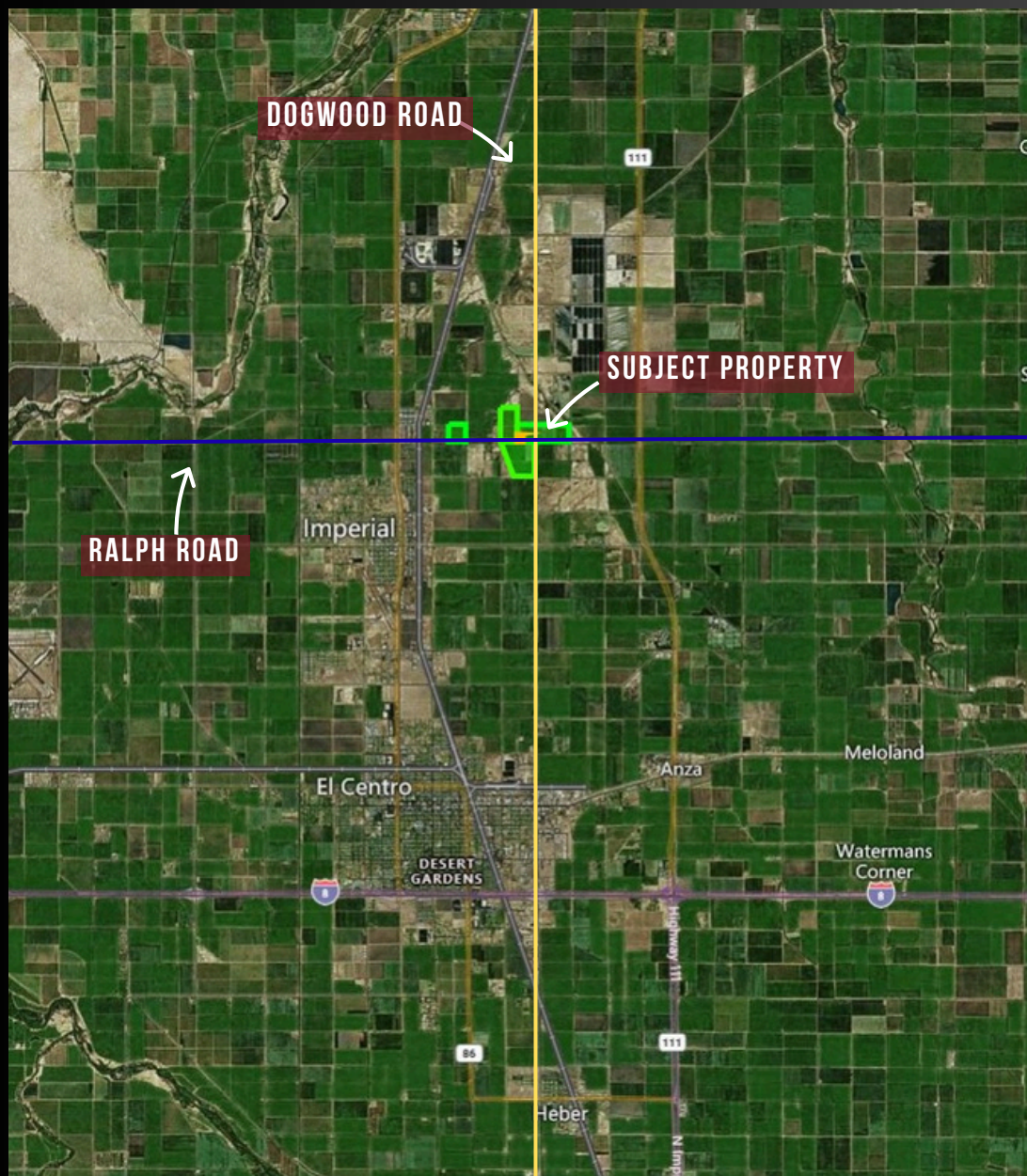
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CALDRE #01411385



From Interstate 8, take the Dogwood Road exit and head north. Turn east onto E Ralph Road. Subject property is located on both sides of the road

EXECUTIVE SUMMARY

- ±319 Net Acres | ±365 Gross Acres
- \$4,300,000 offering price (Current lease in place)
- ±800 SF office
- On-site 66' x 16' (±1,056 SF), 2006 Desert Ridge Modular
- ±4,000 SF on-site shop with shaded overhang, parts room, and bathroom
- Each corral previously held up to 30 head of livestock
- Available water lines to the corrals
- A-2 and A-3 zoning
- Water history available upon request
- Tile maps available upon request
- Imperial Irrigation District (see QR code below)
- Laser leveled
- Located in Imperial Valley

SCAN FOR MORE



INFORMATION ON THE IID

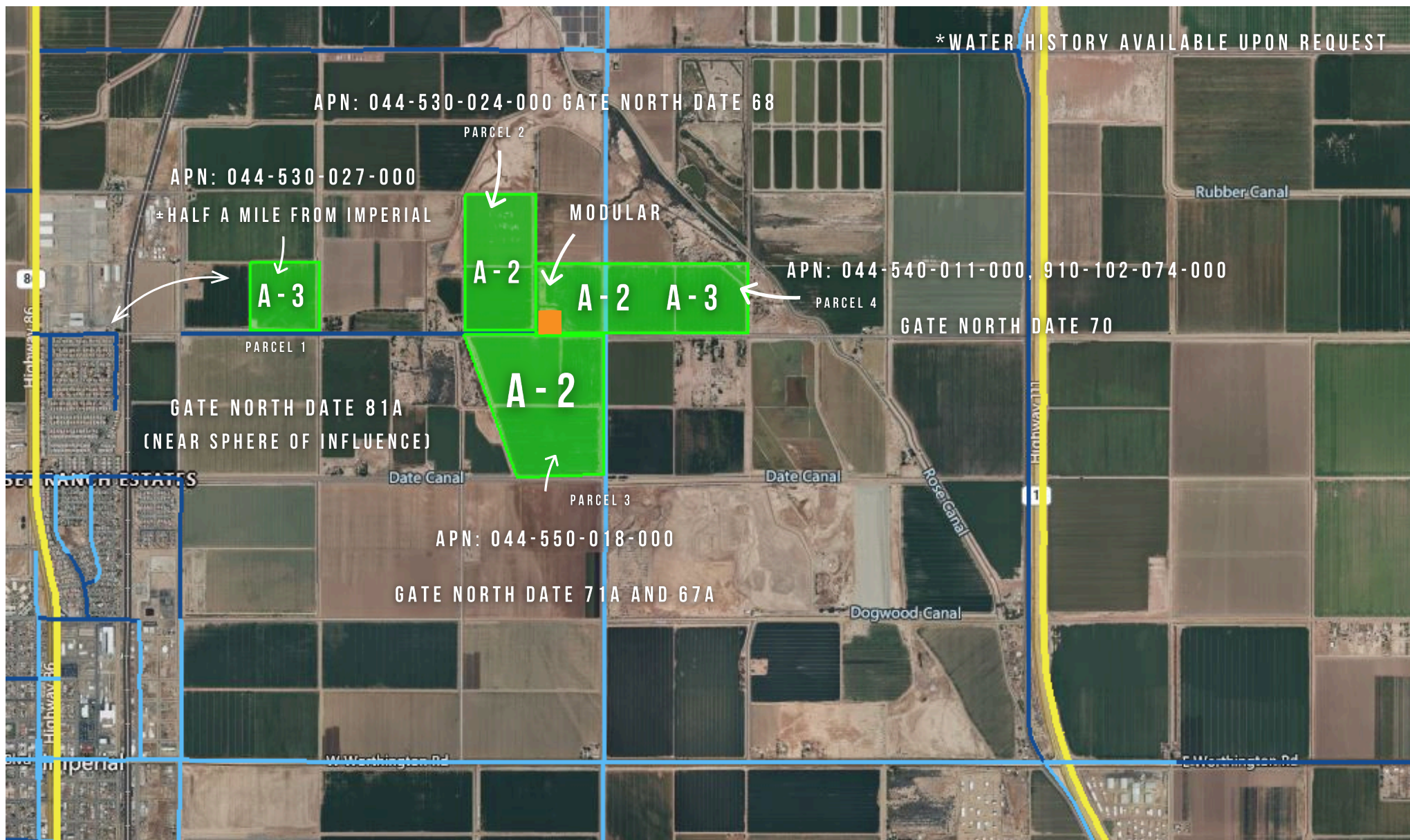
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AERIAL MAP



A.T. PANCRAZI™



Since 1923

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PROPERTY PHOTOS



WATER SYSTEM



MODULAR



CORRAL



ON-SITE VIEW — CURRENT SETUP

PROPERTY PHOTOS



OFFICE



SHOP INTERIOR

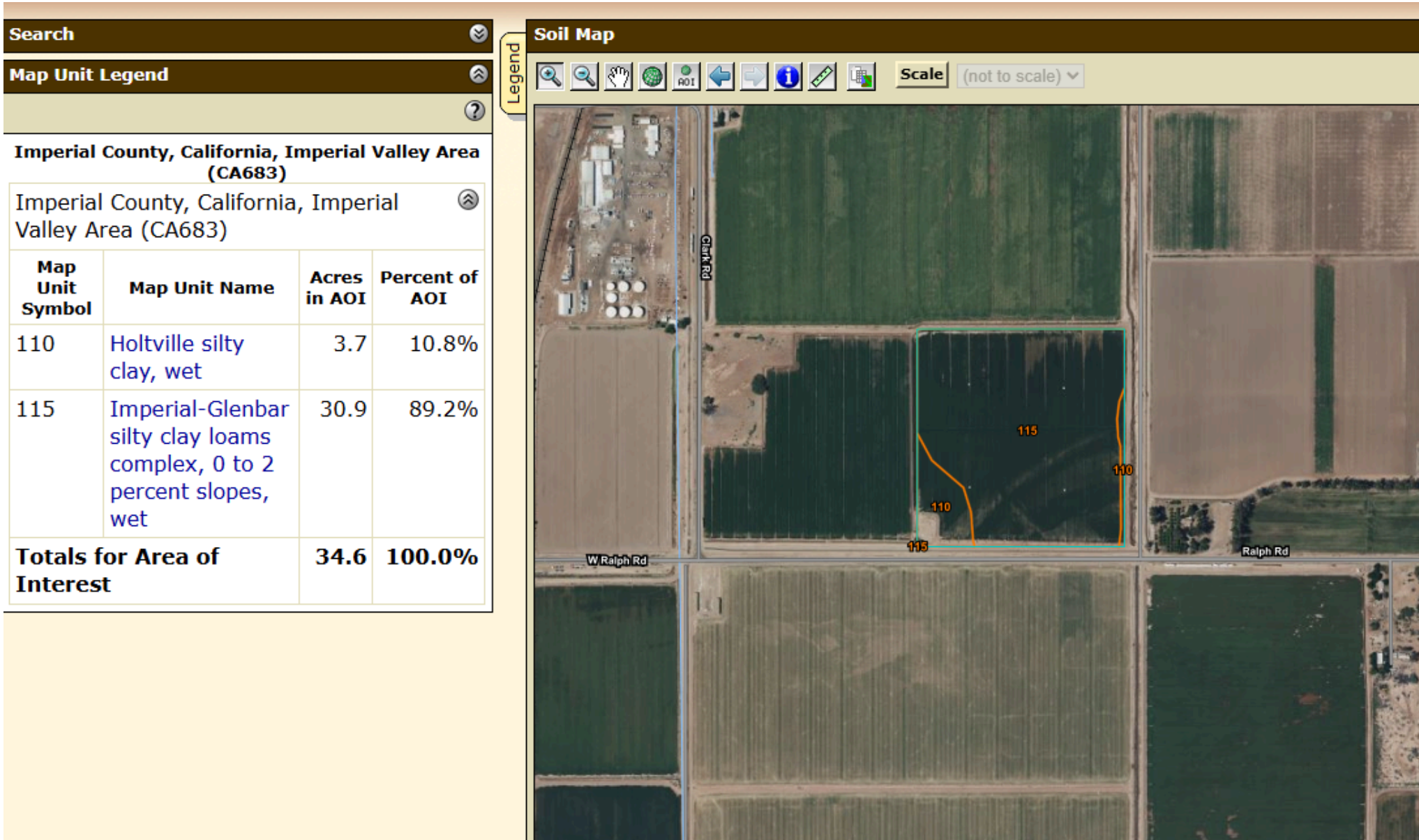


SUBJECT PROPERTY



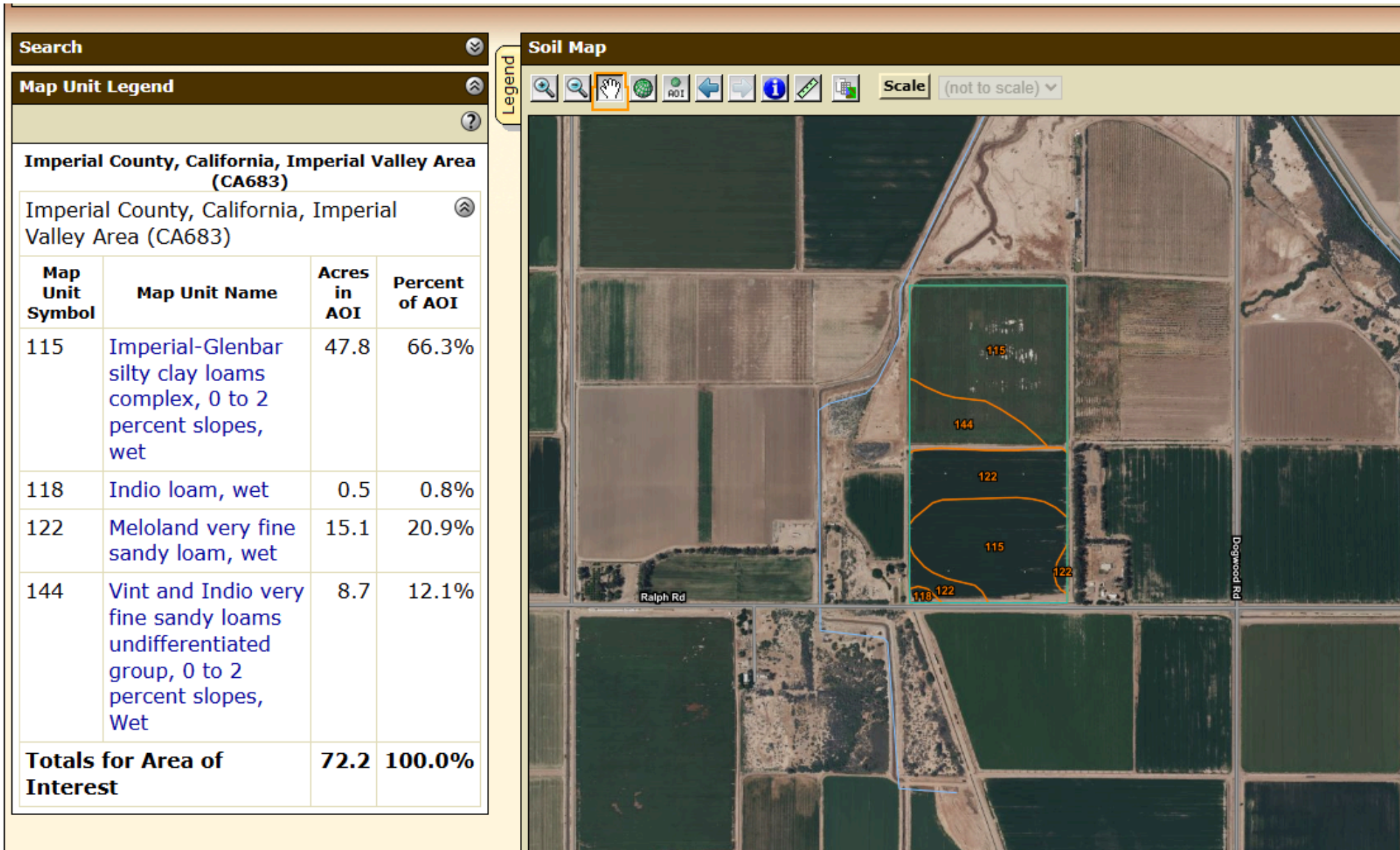
±4000 SF SHOP WITH SHADED OVERHANG,
PARTS ROOM, AND BATHROOM

SOIL MAP: PARCEL 1



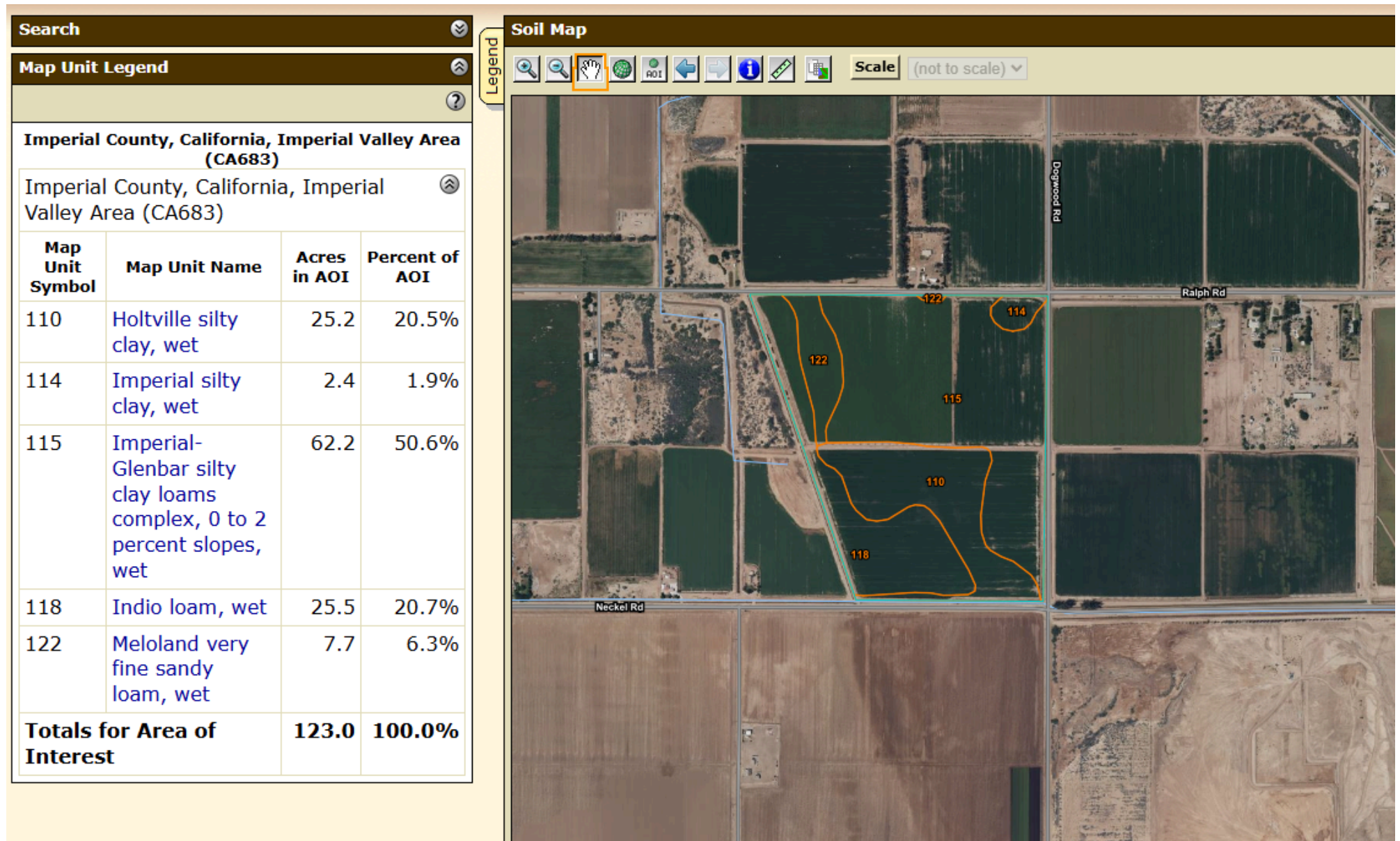
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SOIL MAP: PARCEL 2



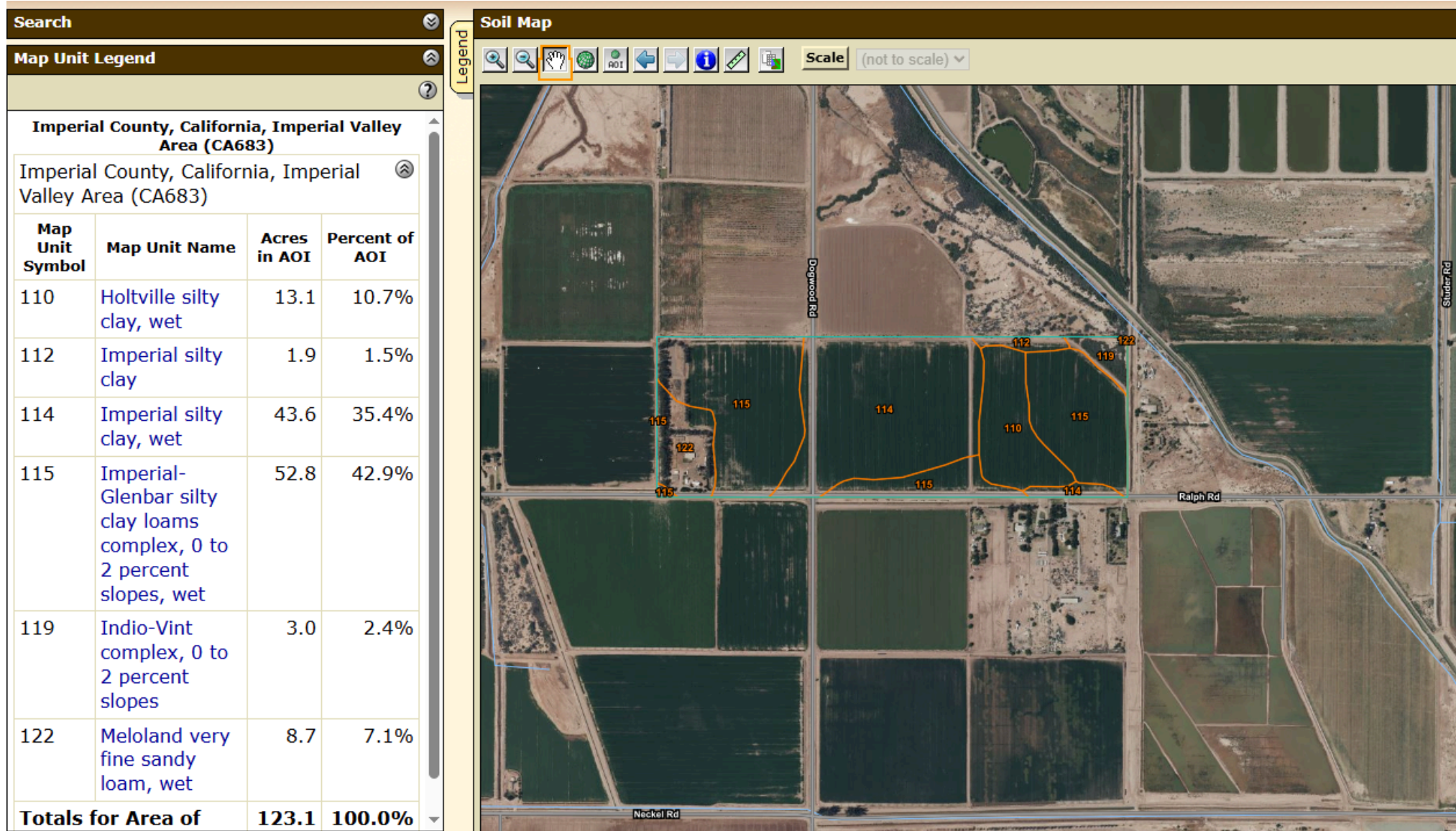
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SOIL MAP: PARCEL 3



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SOIL MAP: PARCEL 4



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