

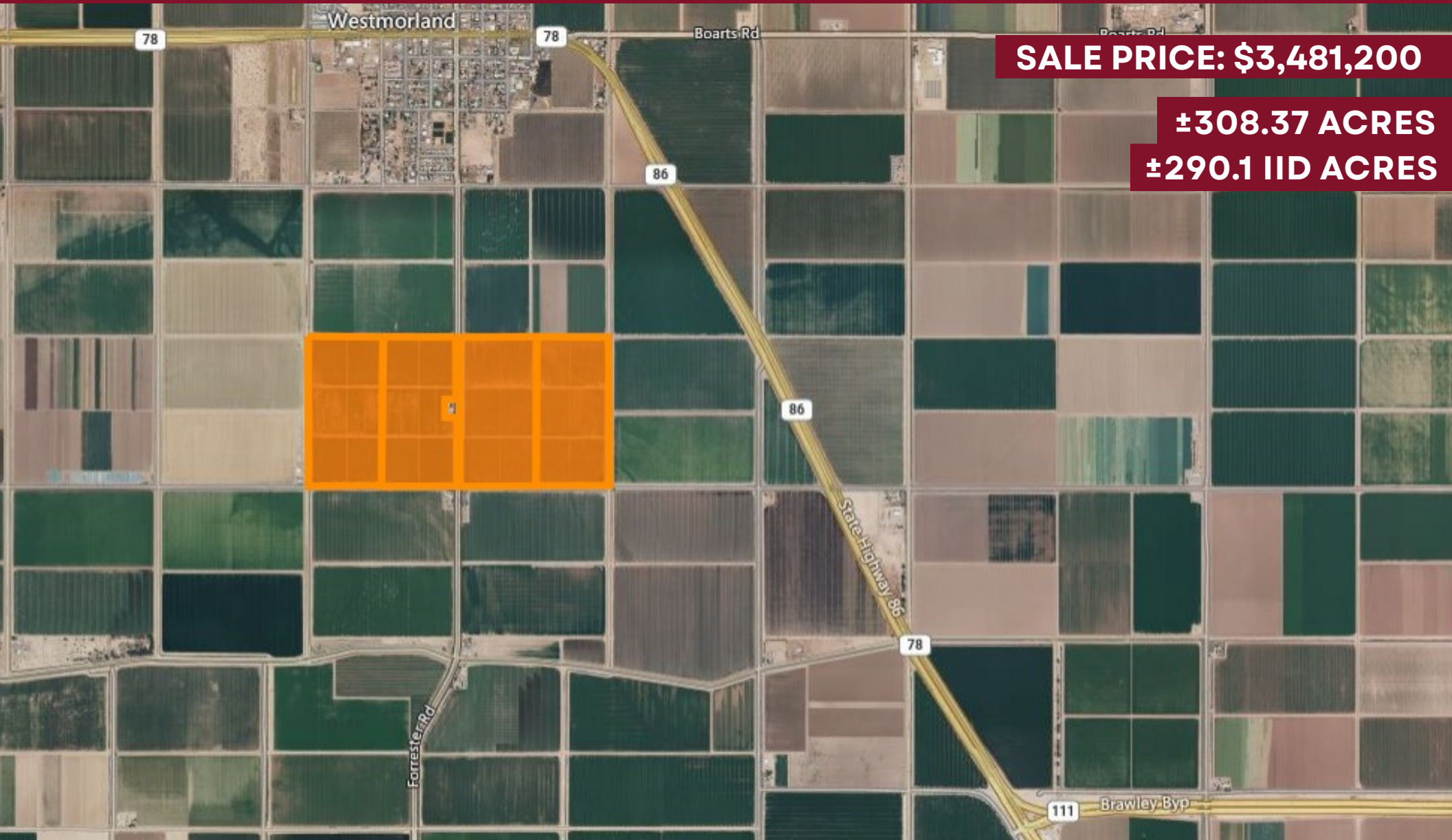
WESTMORLAND FARM LAND FOR SALE

±308.37 ACRES AVAILABLE FOR SALE, IMPERIAL COUNTY, CA 92281

FOR SALE

SALE PRICE: \$3,481,200

**±308.37 ACRES
±290.1 IID ACRES**



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FOR MORE
INFORMATION
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TRIFOLIUM LATERAL 5
GATE NUMBER: 85

TRIFOLIUM LATERAL 4
GATE NUMBER: 65

APN: 036-170-013
±77.32 ACRES

APN: 036-170-012
±81.77 ACRES

APN: 036-170-016
±76.09 ACRES

APN: 036-170-011
±73.19 ACRES

PROPERTY SUMMARY

TRIFOLIUM LATERALS 4-5

GATE NUMBERS: 65 AND 85

Lot size: ±308.37 ACRES

Zoning: A-2

Taxes: \$12,201.62

APN: 036-170-013, 012, 011, 016

HOUSE IS NOT PART OF SALE

Serviced by the Imperial
Irrigation District
(see QR code)

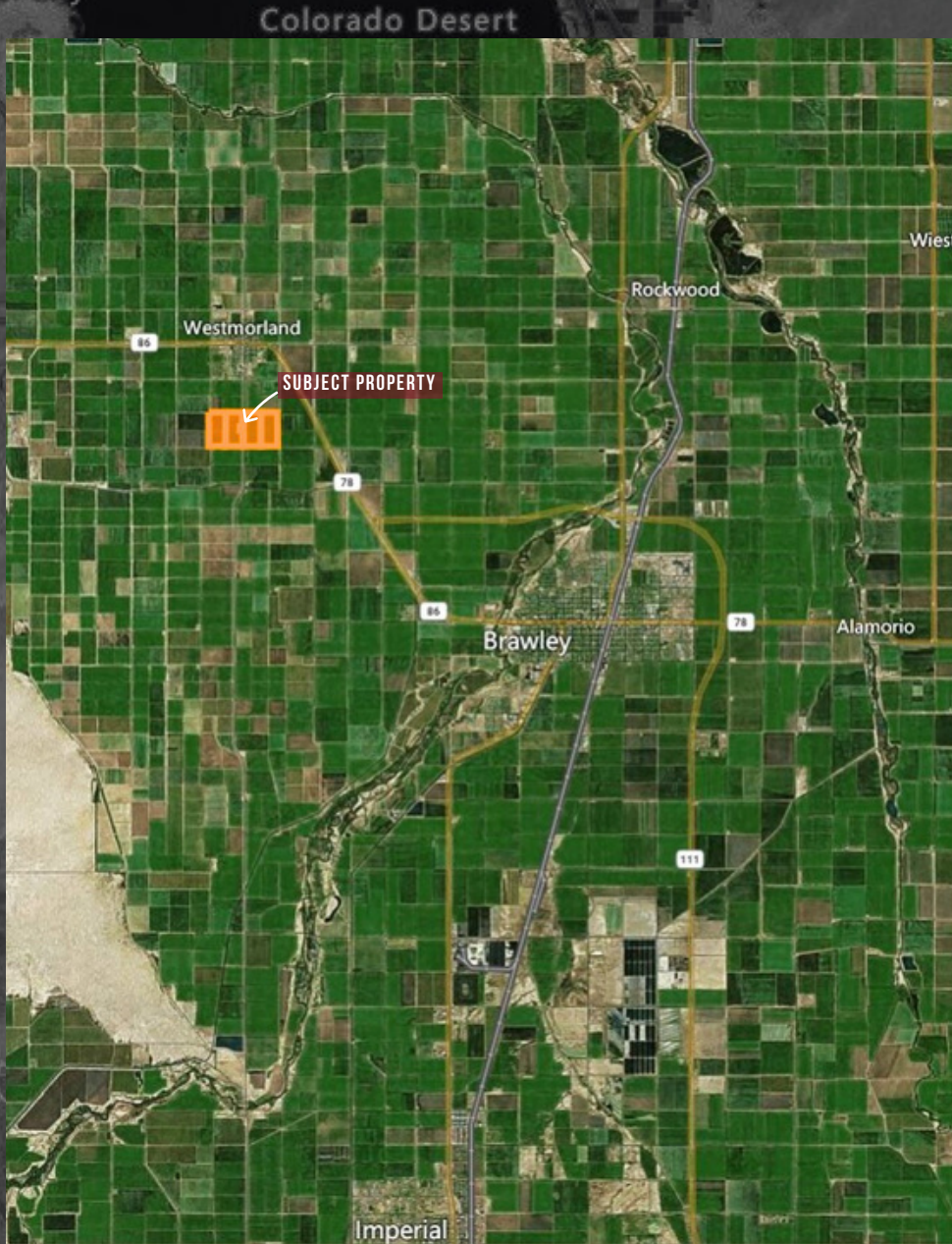


SCAN FOR
MORE
INFORMATION
ON THE IID

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FOR SALE



From Westmorland, head south on Forrester Road. The property will be located on both sides of the road in approximately half a mile.

PROPERTY HIGHLIGHTS

- Currently under lease, offering steady income opportunity for future ownership
- Irrigation service available through the Imperial Irrigation District (IID) with access via the Trifolium Lateral South
- Situated in Imperial County with A-2 agricultural zoning designation
- Established farming infrastructure and strong regional agricultural base

FOR SALE

The map displays a grid of agricultural land parcels, each labeled with an 'ID Field' number and its acreage. A central area, outlined in orange, is designated as the 'SUBJECT PROPERTY'. This area includes ID Fields 16156 (50.2ac), 16157 (47.9ac), 16158 (50ac), 30885 (48ac), 30886 (47.5ac), and 30887 (46.5ac). The surrounding land is divided by a network of drainage systems, including TRIFOLIUM, T5, T6, and T7. Roads such as Andre Rd and State Highway 86 are visible, along with various other drainage lines like T5_90B, T5_91B, T5_91A, T5_91, T6_106A, T6_105, T6_104, T6_103A, T6_103, T7_126, T7_125, T7_124, T7_122, T7_121A, T7_121, WSM_76A, T5S_HG, T4_69, T4_68, T4_66, T4_65, T4_64, T3_47, T3_45, T3_44, T3_43, T3_42, T2_26, T2_25, T2_24, T2_22, and T2_HG. The map also shows elevation points, such as -145 ft and -141 ft.

FOR SALE

FOR SALE

Search

Map Unit Legend

Imperial County, California, Imperial Valley Area (CA683)

Imperial County, California, Imperial Valley Area (CA683)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
110	Holtville silty clay, wet	72.8	22.7%
114	Imperial silty clay, wet	41.4	12.9%
115	Imperial-Glenbar silty clay loams complex, 0 to 2 percent slopes, wet	176.4	54.9%
118	Indio loam, wet	0.8	0.3%
122	Meloland very fine sandy loam, wet	29.6	9.2%
Totals for Area of Interest		321.1	100.0%

Soil Map

Scale (not to scale)