

158.58± Acres

# POMELO 26 & 27

Imperial Valley, CA

**CURTIS BUONO**

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# PROPERTY OVERVIEW

Located in California's fertile Imperial Valley, this farm tract consists of two contiguous, rectangular fields with concrete ditches, full tile drainage, and soils conducive to an array of crops.

## LOCATION

IID Pomelo Lateral Gates 26 & 27  
SWC Holt Road & Harris Road  
Holtville, Imperial County, CA

## PARCEL BREAKDOWN

APN	IID FIELD	ASSESSOR ACRES	IID FIELD ACRES
045-020-040	16506	80.69	74.10
045-020-041	16505	77.89	70.50
<b>TOTAL</b>		<b>158.58</b>	<b>144.60</b>

## PRICE

\$1,900,000, or \$11,980± per acre



# WATER DETAILS

## WATER SOURCE

Imperial Irrigation District (IID)

## WATER DELIVERY

Gates 26 & 27 of Pomelo Lateral of East Highline Canal

## IRRIGATION

Concrete ditches along east side of both fields

## DRAINAGE

Tile lines drain into the Pepper Drain to the north



# FARMING DETAILS

## SOILS

Soils comprise 6.8% Class 2 and 93.2% Class 3 soils as shown on the right.

## FARMING HISTORY

The property has been farmed continually by the same tenant since 1995 and alfalfa has been the most common crop. The tenant is currently growing winter wheat on a 6-month lease that runs through June 30, 2022. The current lease can be terminated by landlord.

## OTHER DETAILS

## ZONING

A-2-R General Agricultural/Rural Zone

## PROPERTY TAXES

Total of \$4,776 for the 2020/2021 tax year



Soil Code	Soil Description	Acres	%	CAP
115	Imperial-Glenbar silty clay loams, wet, 0 to 2 percent slopes	117.4	73.84	3w
106	Glenbar clay loam, wet	10.8	6.8	2w
114	Imperial silty clay, wet	27.2	17.13	3w
122	Meloland very fine sandy loam, wet	3.5	2.22	3w
Totals		159.0	100%	2.93

# TERMS

## PRICE

\$1,900,000, or \$11,980± per acre. Property sold As-Is.

## TOURS

Do not enter property. Tours must be coordinated with Listing Agent.



### CURTIS BUONO

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