

**REDUCED!**

# SOUTH ALAMO 43 B & C

143.73± ACRES

IMPERIAL VALLEY, CA



**CURTIS BUONO**  
curtis@peoplescompany.com  
760-521-2501 | CA DRE #01894905

**PC PEOPLES™**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

# PROPERTY OVERVIEW

This parcel is located in an area of California's fertile Imperial Valley known for growing high value vegetables and many other crops. This farm tract has concrete ditches, tile drainage, and soils conducive to a wide array of commodities.

## LOCATION

South Side of East Heber Road  
Just West of Heber Dunes SVRA Park  
Holtville, Imperial County, CA

## GROSS ACRES

143.73± (Source: Assessor)

## FARMABLE ACRES

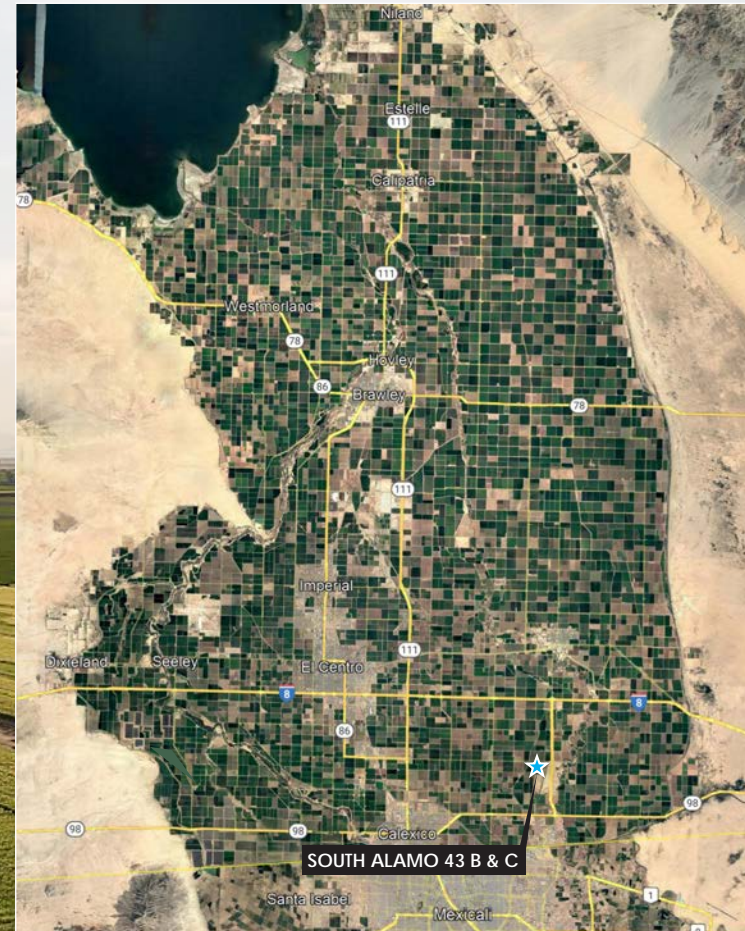
136.07± (Source: IID) 94.7% Farmable

## APN

055-190-036

## PRICE

\$1,724,760 or \$12,000 per acre



SOUTH ALAMO 43 B & C

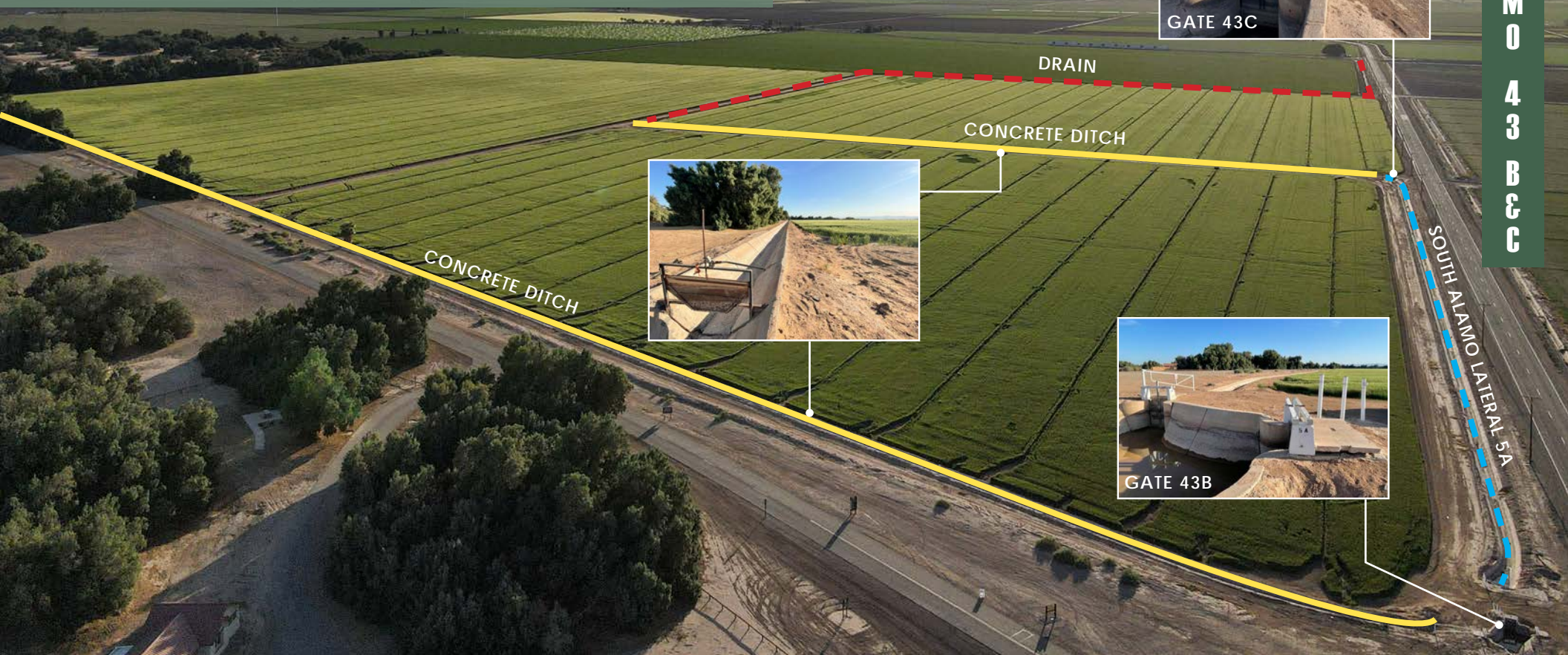
# WATER DETAILS

**WATER SOURCE** Imperial Irrigation District (IID)

**WATER DELIVERY** Gates 43B and 43C of South Alamo Lateral 5A

**IRRIGATION** Concrete ditches

**DRAINAGE** Tile lines where needed and dirt drain ditch



SOUTH ALAMO 43B & C

# FARMING DETAILS

## FARMING HISTORY

The farm has historically been farmed by a long-term tenant whose lease runs through September 2023. This farmer has typically grown carrots, forage crops, and wheat. Tenant believes watermelons, lettuce, broccoli and other crops should also grow well on the farm.

## SOILS

Soils comprise 30% Class 2 and 70% Class 3 soils as shown on the right.



## OTHER DETAILS

### ZONING

A-2 General Agricultural

### PROPERTY TAXES

Total of \$6,080 for the 2021/2022 tax year

Soil Code	Soil Description	Acres	%	CAP
135	Rositas fine sand, wet, 0 to 2 percent slopes	54.21	39.1	3w
122	Meloland very fine sandy loam, wet	40.6	29.29	3w
144	Vint and Indio very fine sandy loams, wet	29.35	21.17	2w
142	Vint loamy very fine sand, wet	12.08	8.71	2w
115	Imperial-Glenbar silty clay loams, wet, 0 to 2 percent slopes	1.44	1.04	3w
114	Imperial silty clay, wet	0.7	0.5	3w
110	Holtville silty clay, wet	0.25	0.18	2w
<b>Totals</b>		<b>138.6</b>	<b>100%</b>	<b>2.7</b>

# TERMS

## PRICE

\$1,724,760 or \$12,000± per acre.

## OTHER TERMS

Property sold As-Is. Seller wishes to reserve mineral rights.

## TOURS

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



## CURTIS BUONO

Pacific West Managing Partner

[curtis@peoplescompany.com](mailto:curtis@peoplescompany.com)

760-521-2501 | CA DRE #01894905

[www.peoplescompany.com/pacific-west](http://www.peoplescompany.com/pacific-west)



4231 Balboa Ave. Suite 311

San Diego, CA 92117

CA DRE #02117631

All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives.