BRAWLEY I.I.D. FARMLAND

Imperial County, California

151.78± Acres

$1,973,140
($13,000/Acre)

- Imperial Irrigation District
- Multiple Drain Tiles
- Third Leaf Alfalfa

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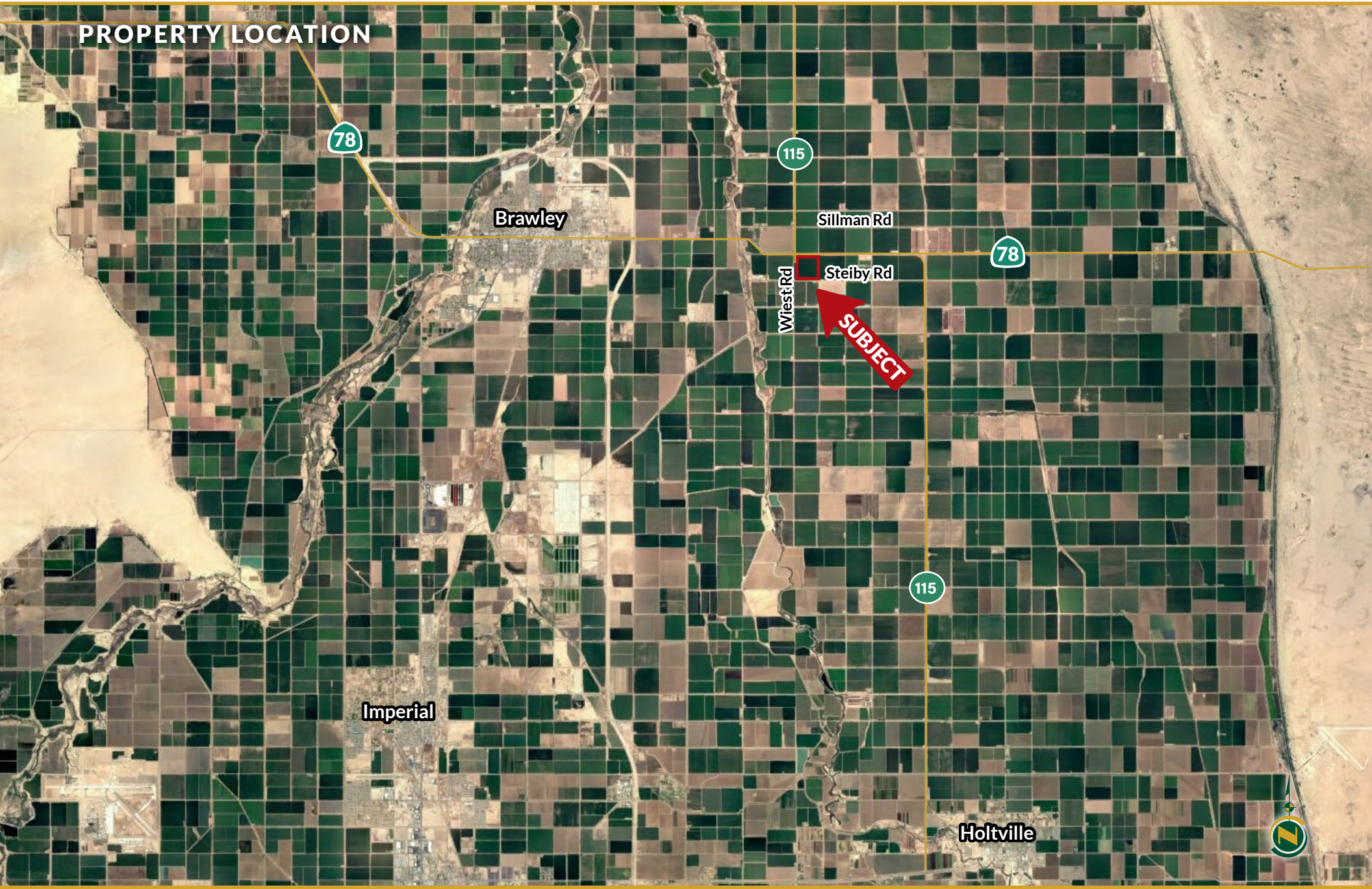

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PROPERTY INFORMATION

LOCATION
The property is situated just east of the city of Brawley, located directly south of Highway 78 and east side of Wiest Rd.

LEGAL
Located in a portion of Section 32, Township 13 &14S, Range 15E.
Imperial County APN: 038-220-029

ZONING
A-2 - Medium or general agricultural
The property is NOT in the Williamson Act.

PLANTINGS
132.1± planted acres to third leaf alfalfa.

BUILDINGS/STRUCTURES
None.

WATER
The property receives surface water from Imperial Irrigation District. There are multiple drain tiles installed through the property.

SOILS
Imperial-Glenbar silty clay loams, wet, 0 to 2 percent slopes
Imperial silty clay, wet

PRICE/TERMS
$1,973,140 ($13,000 / acre) cash at the close of escrow. The property is leased for 5 years but may be cancelled in June every year. The seller will retain the oil/mineral rights after the sale and plans to perform a 1031 exchange.

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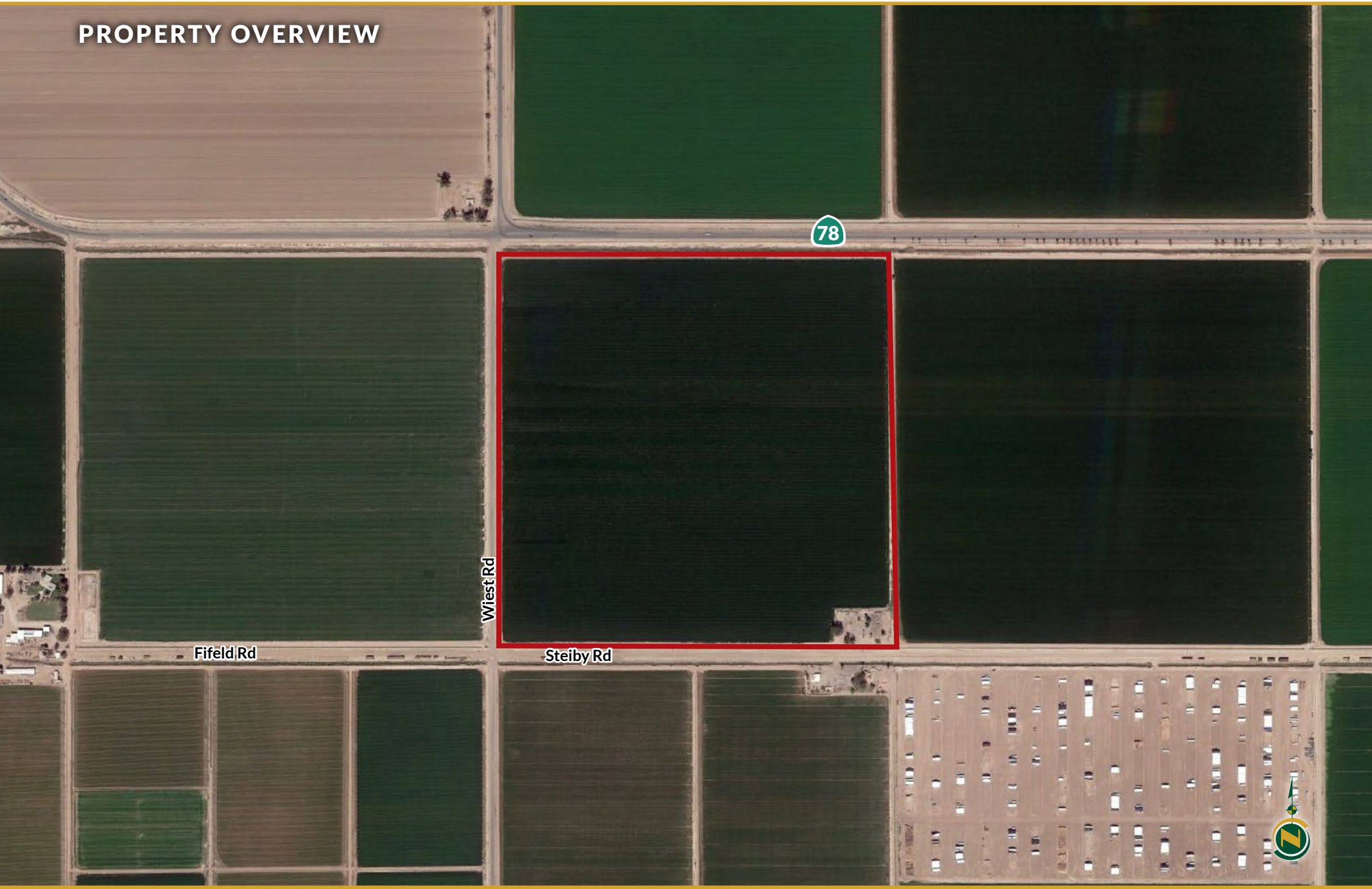
PROPERTY OVERVIEW



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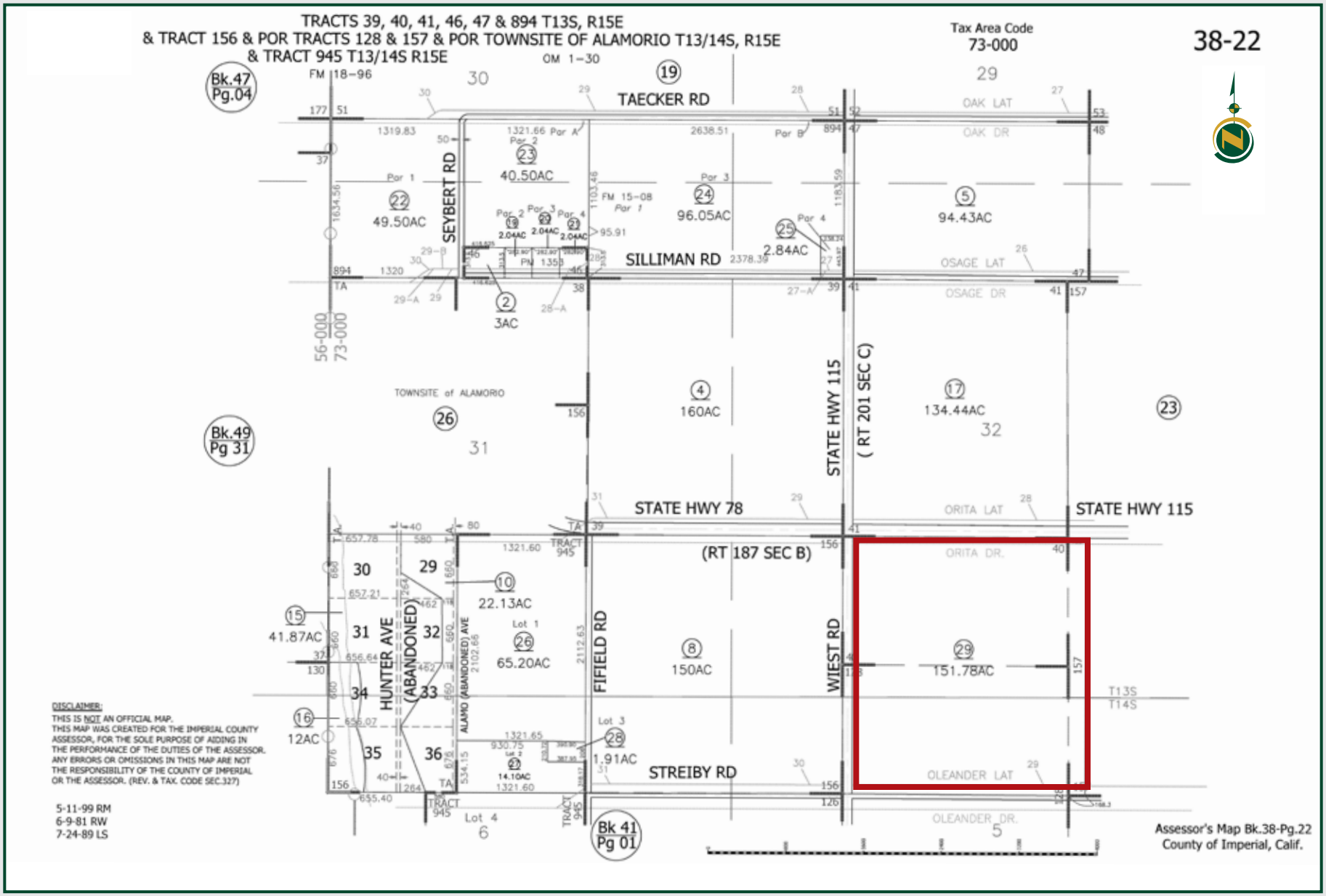
SOILS MAP

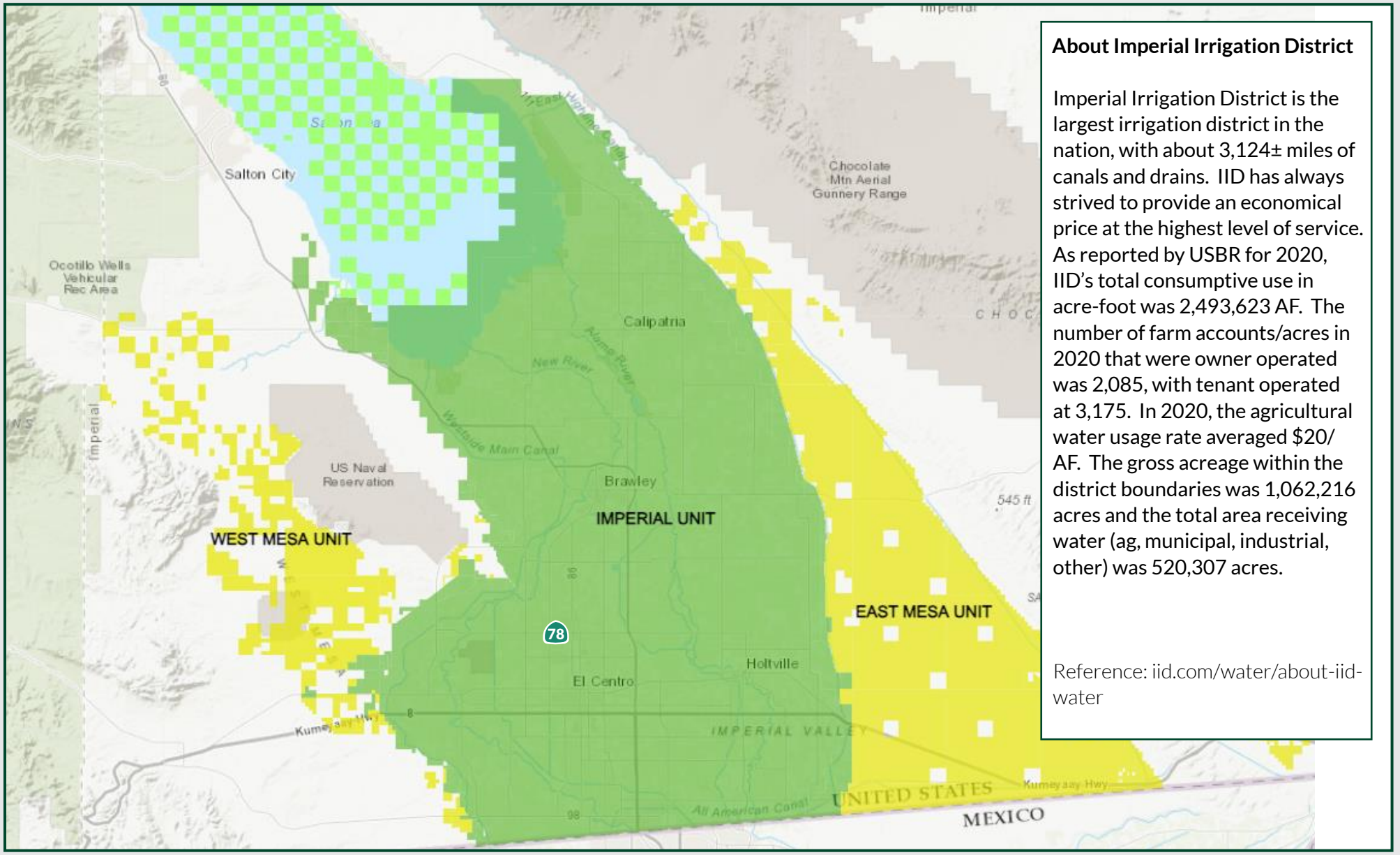
California Revised Storie Index (CA)

Map unit symbol	Map unit name
115	Imperial-Glenbar silty clay loams, wet, 0 to 2 % slopes
114	Imperial silty clay, wet

PARCEL MAP


TRACTS 39, 40, 41, 46, 47 & 894 T13S, R15E
& TRACT 156 & POR TRACTS 128 & 157 & POR TOWNSITE OF ALAMORIO T13/14S, R15E
& TRACT 945 T13/14S R15E
Tax Area Code
73-000
38-22
Bk.47 Pg.04
Bk.49 Pg 31
Bk 41 Pg 01
TAECKER RD
SEYBERT RD
SILLIMAN RD
STATE HWY 115
(RT 201 SEC C)
STATE HWY 78
(RT 187 SEC B)
HUNTER AVE (ABANDONED)
FIFIELD RD
WIEST RD
STREIBY RD
OAK LAT
OAK DR
OSAGE LAT
OSAGE DR
ORITA LAT
ORITA DR.
OLEANDER LAT
OLEANDER DR.
TOWNSITE of ALAMORIO
40.50AC
49.50AC
96.05AC
94.43AC
2.84AC
3AC
160AC
134.44AC
22.13AC
41.87AC
65.20AC
150AC
151.78AC
12AC
1.91AC
14.10AC
DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)
5-11-99 RM
6-9-81 RW
7-24-89 LS
Assessor's Map Bk.38-Pg.22
County of Imperial, Calif.

IMPERIAL IRRIGATION DISTRICT



About Imperial Irrigation District

Imperial Irrigation District is the largest irrigation district in the nation, with about 3,124± miles of canals and drains. IID has always strived to provide an economical price at the highest level of service. As reported by USBR for 2020, IID's total consumptive use in acre-foot was 2,493,623 AF. The number of farm accounts/acres in 2020 that were owner operated was 2,085, with tenant operated at 3,175. In 2020, the agricultural water usage rate averaged $20/AF. The gross acreage within the district boundaries was 1,062,216 acres and the total area receiving water (ag, municipal, industrial, other) was 520,307 acres.

Reference: iid.com/water/about-iid-water

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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.
Additional information is available at:
California Department of Water Resources
Sustainable Groundwater Management Act Portal - https://sgma.water.ca.gov/portal/
Telephone Number: (916) 653-5791

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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