FARMLAND FOR SALE

$687,000

WORMWOOD 101

1276 DREW ROAD
EL CENTRO, CALIFORNIA 92243

87± ACRES

CUSHMAN & WAKEFIELD
Land Advisory Group

PROPERTY SUMMARY

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire 87± acres of farmland historically farmed to a typical mix of hay crops for the region including, Alfalfa, Bermuda grass, and Sudan grass. Strategically located next to many renewable energy projects, Wormwood 101 offers potential future upside from development for renewable energy.

Property Name	Size (Acres)	Farmable Acres	Price
Wormwood 101	86.88	76.9	$687,000

PROPERTY OVERVIEW

HIGHLIGHTS

- Property is tiled and has concrete ditches
- Above average water allocation
- Potential for future renewable energy development
- Strong in place rental income – lease term nearing expiration providing flexibility to buyer

LOCATION
1276 Drew Rd, El Centro, CA 92243

SIZE
86.88 gross acres
76.9 farmable acres (Per IID)

APNs
051-360-008

MUNICIPALITY
Imperial County

ZONING
General Agriculture/Rural Zone (A-2-R)

AGRICULTURAL DETAILS

Soil Rating	Percent of Property
Class III	100%

FARMABLE ACRES	76.9
CROP HISTORY	Historically the farm has produced hay crops including Alfalfa, Bermuda grass, and Sudan grass
WATER RATE	$20/AF
WATER APPORTIONMENT	481.4 AF allocated under the 2024 Equitable Distribution Plan (6.26 AF/IID Farmable Acres)
LEASE DETAILS	Term: 7/7/2014 - 6/30/2025 Lease automatically renews each year, for a term of 1-year, until agreement is terminated Rate: $30,000 per year ($375 per acre)
WATER DISTRICT	Imperial Irrigation District (IID)
IRRIGATION WATER	Canal & Gate: Wormwood 101 IID Fields: 15446 & 14720

RENEWABLE ENERGY MAP

Located just 2.1± miles from SDG&E's Imperial Valley Substation and 4.3± miles from SDG&E's Drew Substation, Wormwood 101 provides the potential for a renewable energy development including solar and battery energy storage systems (BESS).

PRICE

$687,000

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87± ACRES

CLICK HERE TO VIEW LISTING SITE

WORMWOOD 101

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