# BEACH LINE CITRUS

## ±1,661 GROSS ACRES | IMPERIAL COUNTY, CALIFORNIA

CONTACT FOR MORE INFORMATION

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# OVERVIEW

## Located in the Imperial Valley and irrigated by the Imperial Irrigation District, this predominantly contiguous farm is a rare opportunity to purchase a mature lemon orchard with scale.

This farm's location is at the north end of the east highline canal, which is historically known as a frost-free region that is suitable for winter specialty crops as well as permanent crops. This location is also known for being a low wind area that prevents fruit scarring and produces high quality fruit.

The Imperial Valley is in the southeastern lower desert of California and is a vibrant agriculture region of California. This region is typically known for the abundant and strong water rights of the Imperial Irrigation District, along with its capability to grow a variety of row crops, specialty crops, and permanent crops. The regions infrastructure and labor allow for efficient harvest and shipment of crops for domestic and international markets. Combining the properties attributes of water, size, and location, Beach Line Citrus is an excellent opportunity for investment.

# PROPERTY DETAILS

| | |
|---|---|
| LOCATION | Imperial County \| Imperial Irrigation District \| Near the Town of Niland, California |
| SIZE | ±1,661 Gross Acres |
| PRICE | $8,556,250 |
| TAXES | $144,087.23 (2023) |
| ZONING | A-2 (General Agricultural Zone) and S-2 (Open Space/ Preservation), Imperial County, California |
| INFRASTRUCTURE | There are four irrigation reservoirs, each with drip filter stations. Reservoirs are interconnected by underground pipeline. Drip lines are fitted with micro jet sprinklers. |

PLANTINGS

| LEMONS | |
|---|---|
| ±100 AC | 2010 Plantings |
| ±138 AC | 2015 Plantings |
| ±68 AC | 2017 Plantings |
| ±68 AC | 2019 Plantings |
| ±155 AC | 2022 Plantings |
| ±75 AC | 2023 Plantings |
| **±603 AC** | **Total Lemon Acres** |

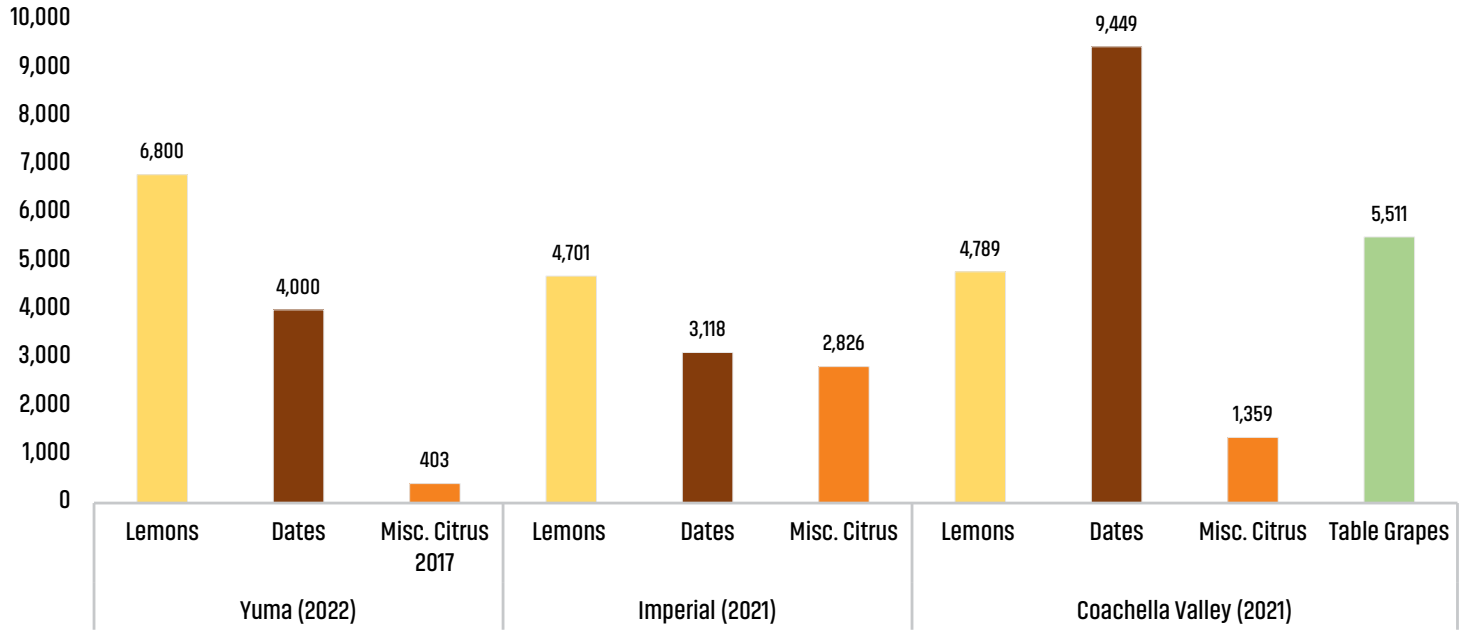
| PALMS | |
|---|---|
| ±30 AC | Ornamental Palms |

| OPEN LAND | |
|---|---|
| ±593 AC | Open Cropland |
| ±240 AC | Undeveloped, District Farmland |
| ±213 AC | Remaining Gross Acres |

# SOUTHWESTERN PERMANENT CROP ACRES

**The southwest desert region of the United States offers a unique opportunity for permanent plantings. With some of the earliest and opportunistic harvest windows in the US, this region allows farmers to participate in markets while no other US food producers are able to harvest.**

Traditional permanent plantings include lemons, dates, and an assortment of other citrus varieties that all benefit from low frost risk, low rainfall, early heat units, and plentiful irrigation water. The Beach Line Citrus Farm is a unique opportunity to participate in this market with a location suitable for all traditional permanent plantings while also having the capabilities to grow additional crops.




*USDA 2022 Arizona Ag Overview & NASS Quickstats Report

*Imperial 2021 Ag Commissioner Report

*CVWD 2021 Ag Report

# PROPERTY PHOTOS

# FIELD MAP

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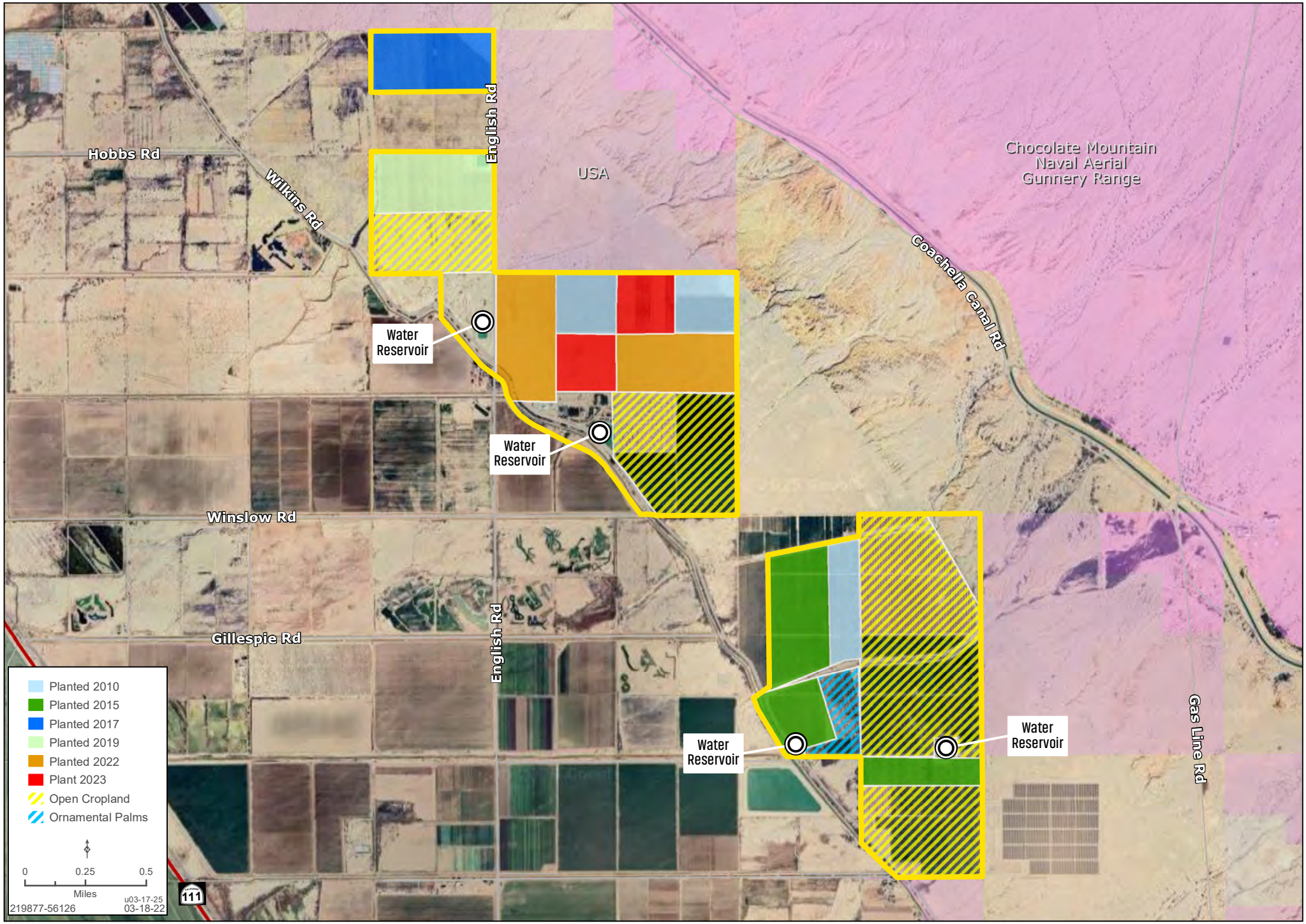


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# IRRIGATION CAPABILITY CLASS MAP

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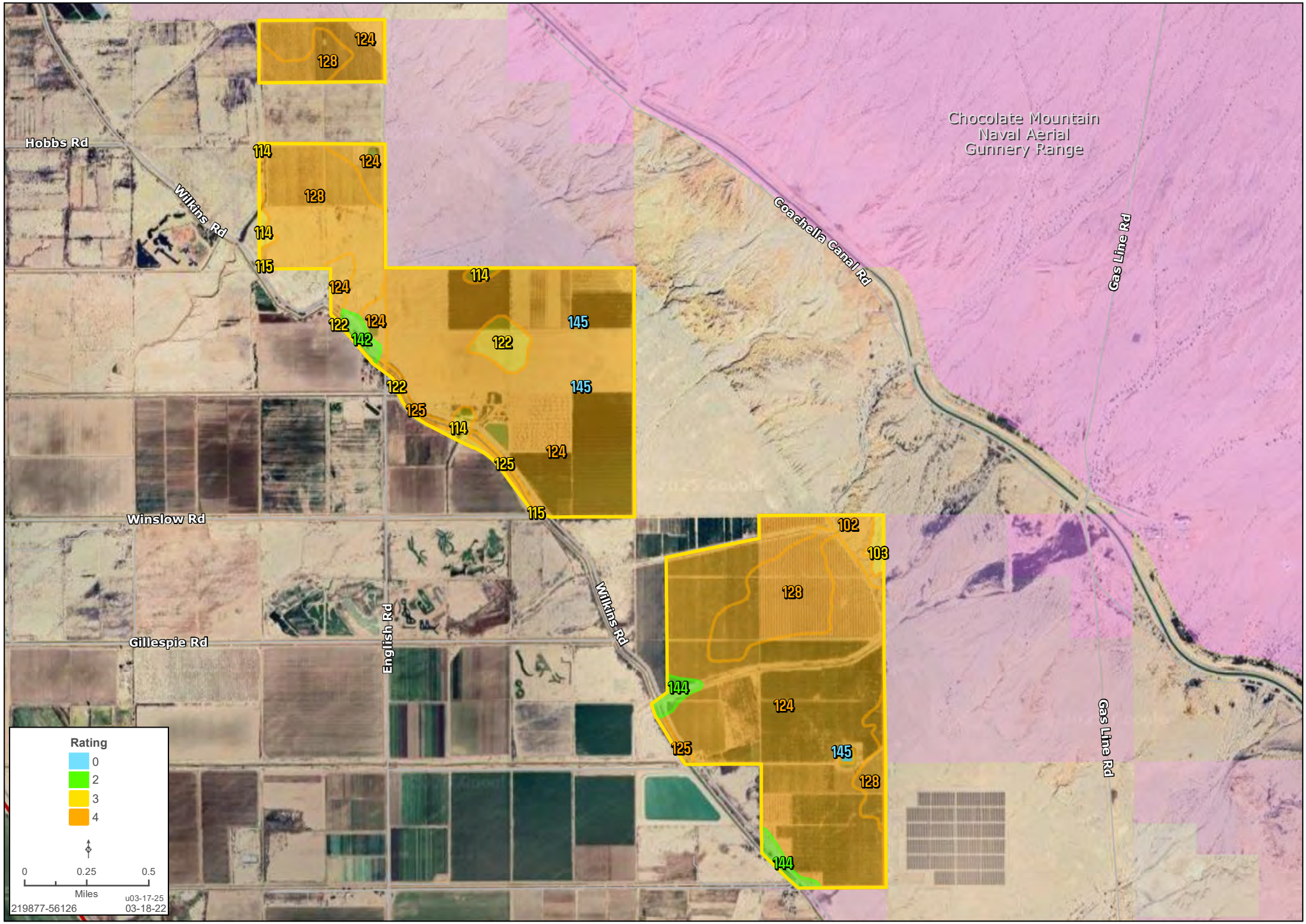


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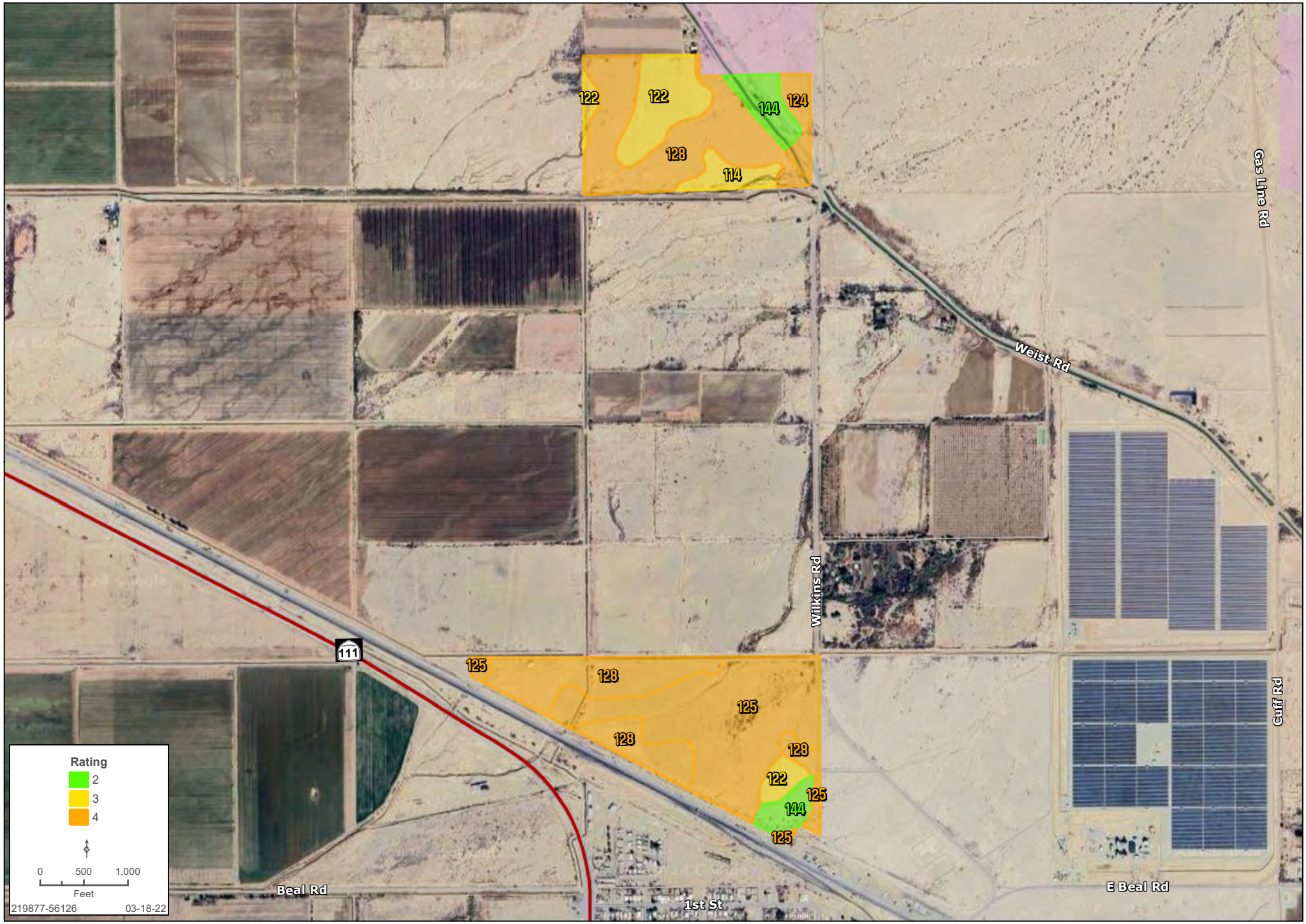


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# DETAIL MAP

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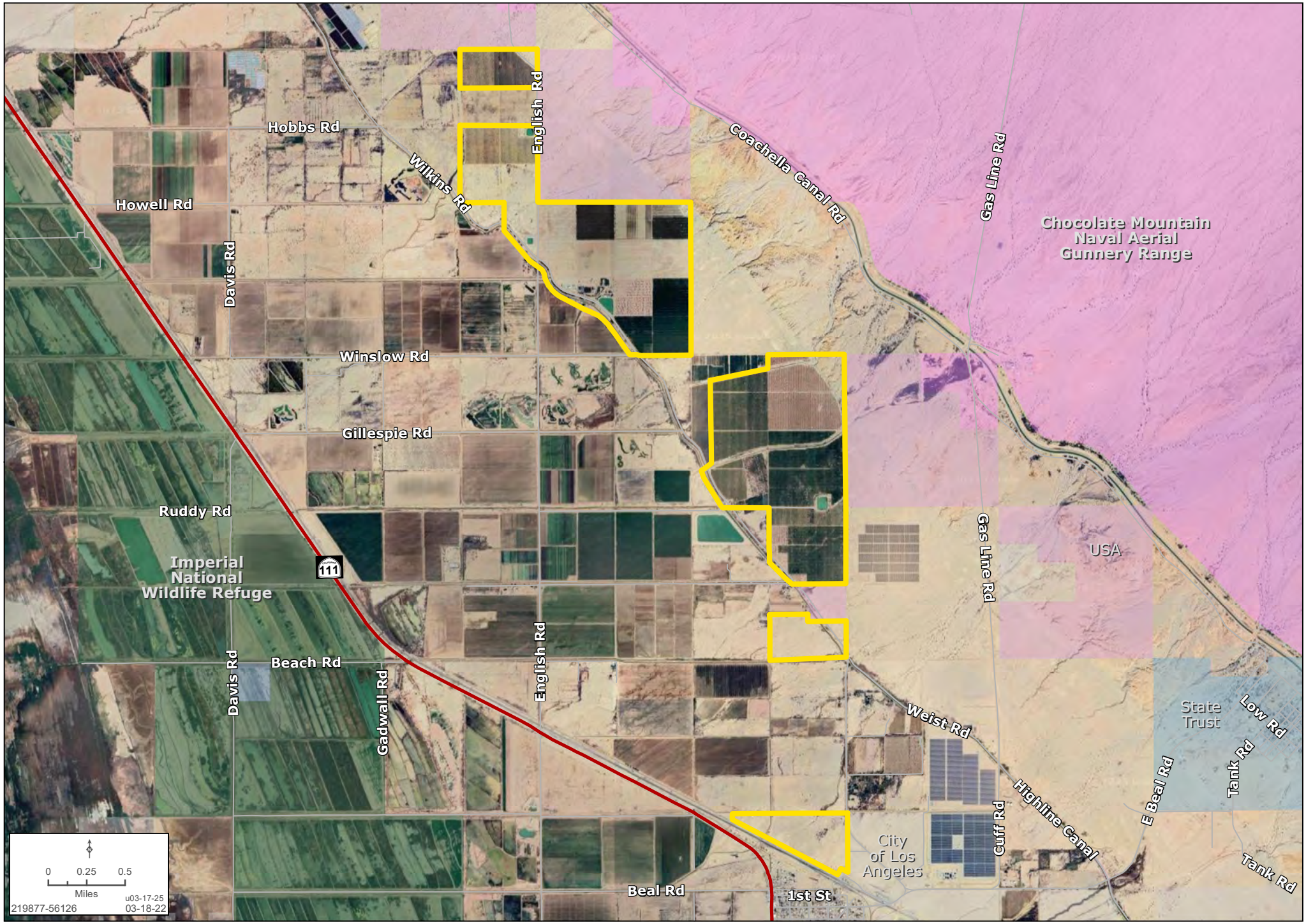


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# IRRIGATION CAPABILITY CLASS & SOIL TYPES

| MAP UNIT | MAP UNIT NAME | RATING | ACRES I AOI | PERCENT OF AOI |
|---|---|---|---|---|
| 102 | Badland | | 18.0 | 1.1% |
| 103 | Carsitas Gravelly Sand | 1 | 7.3 | 0.4% |
| 114 | Imperial Silty Clay, Wet | 3 | 27.8 | 1.6% |
| 115 | Imperial-Glenbar Silty Clay Loams Complex, 0 to 2 Percent Slopes, Wet | 3 | 1.1 | 0.1% |
| 122 | Meloland Very Fine Sandy Loam, Wet | 3 | 49.8 | 2.9% |
| 124 | Niland Gravelly Sand | 1 | 1,082.9 | 63.8% |
| 125 | Niland Gravelly Sand, Wet | 1 | 81.5 | 4.8% |
| 128 | Niland-Imperial Complex, 0 to 2 Percent Slopes, Wet | 1 | 375.7 | 21.1% |
| 142 | Vint Loamy Very Fine Sand, Wet | 2 | 9.3 | 0.5% |
| 144 | Vint and Indio Very Fine Sandy Loams Undifferentiated Group, 0 to 2 percent slopes, Wet | 2 | 33.0 | 1.9% |
| 145 | Water | | 2.6 | 0.2% |
| **SUBTOTALS FOR SOIL SURVEY AREA** | | | **1,688.9** | **99.5%** |
| **TOTALS FOR AREAS OF INTEREST** | | | **1,697.6** | **100.0%** |

# REGIONAL MAP

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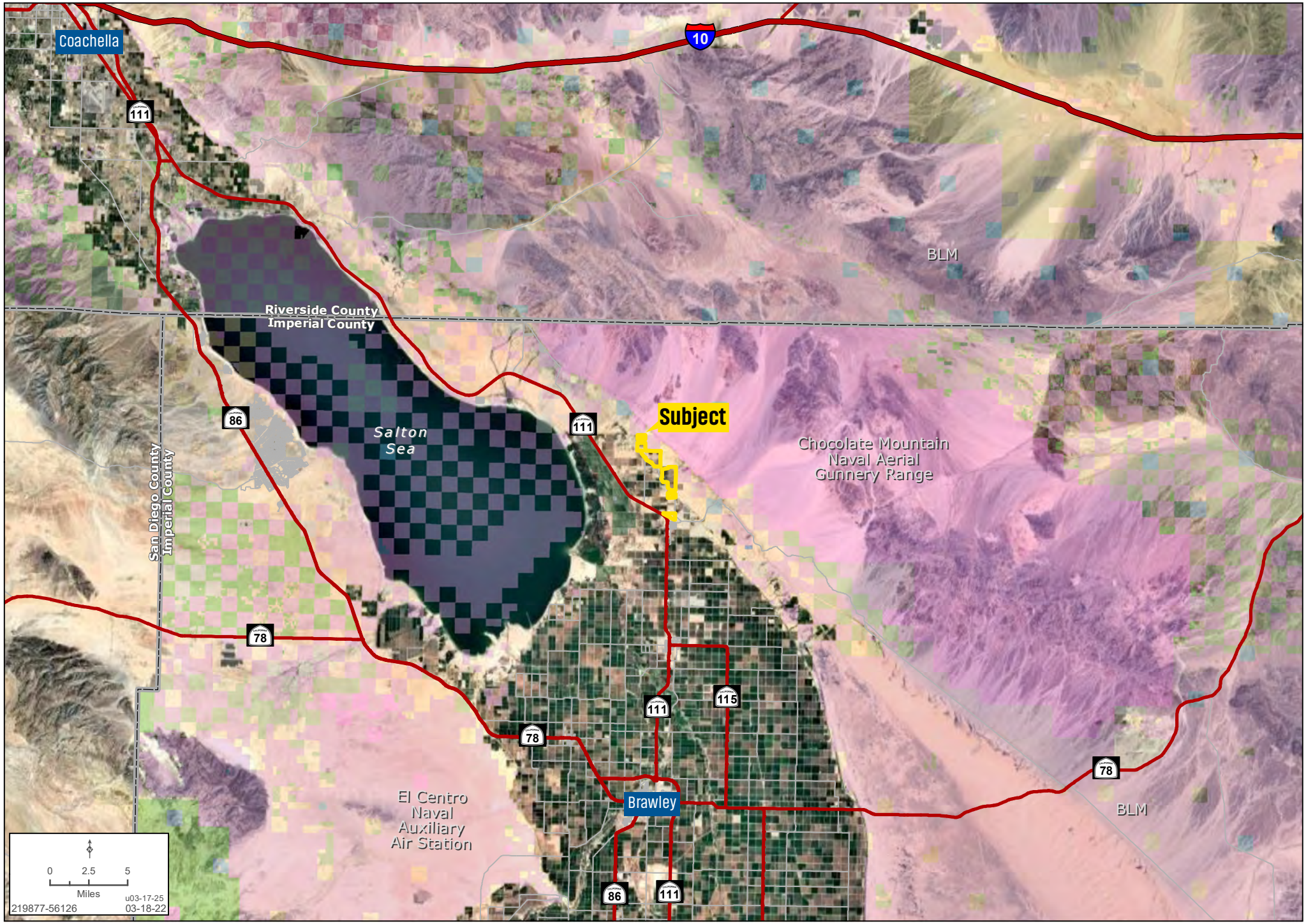


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# LOCALITY MAP

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