

FARMLAND FOR SALE

\$783,000

# WORMWOOD 101

1276 DREW ROAD  
EL CENTRO, CALIFORNIA 92243

87± ACRES



CUSHMAN &  
WAKEFIELD  
Land Advisory Group

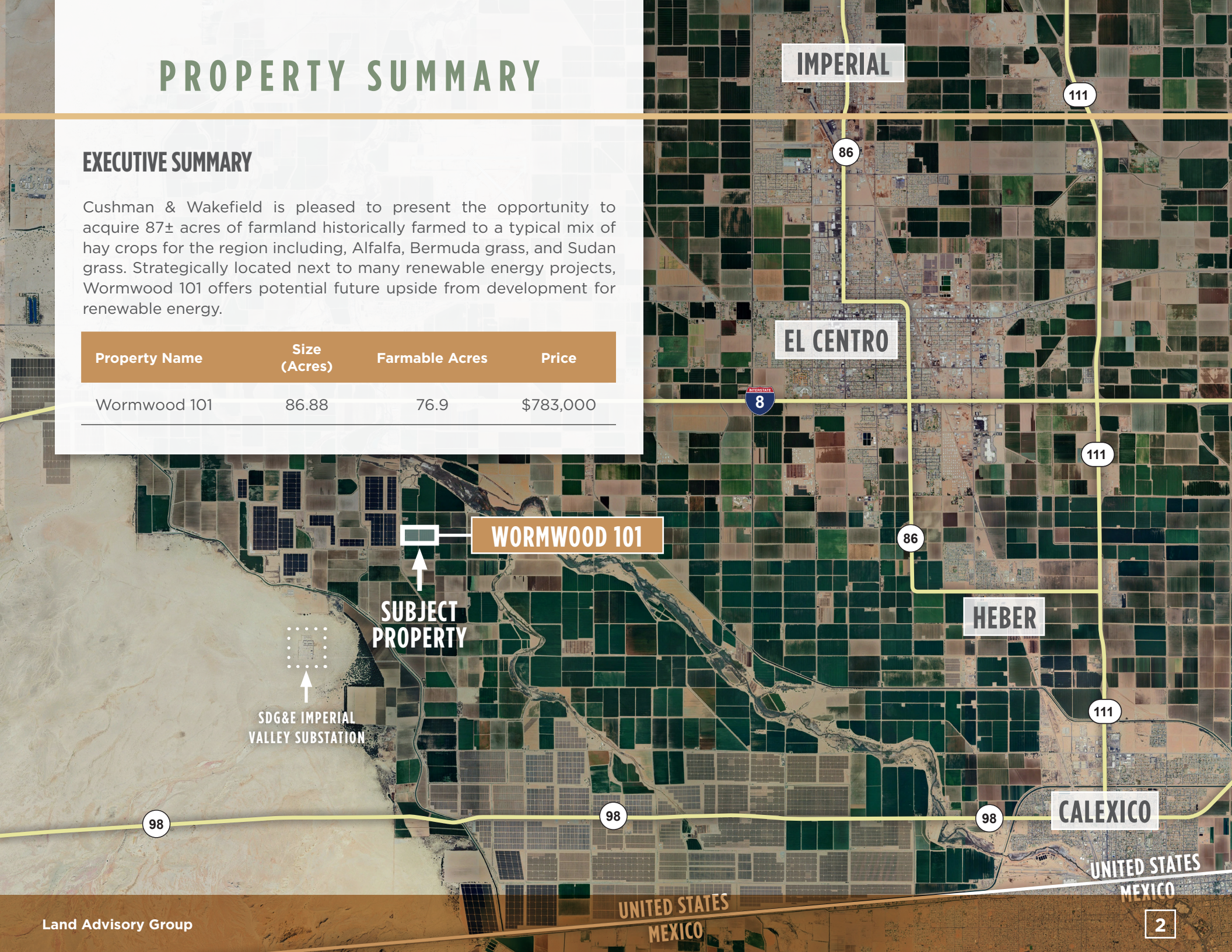


# PROPERTY SUMMARY

## 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	\$783,000





# 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)

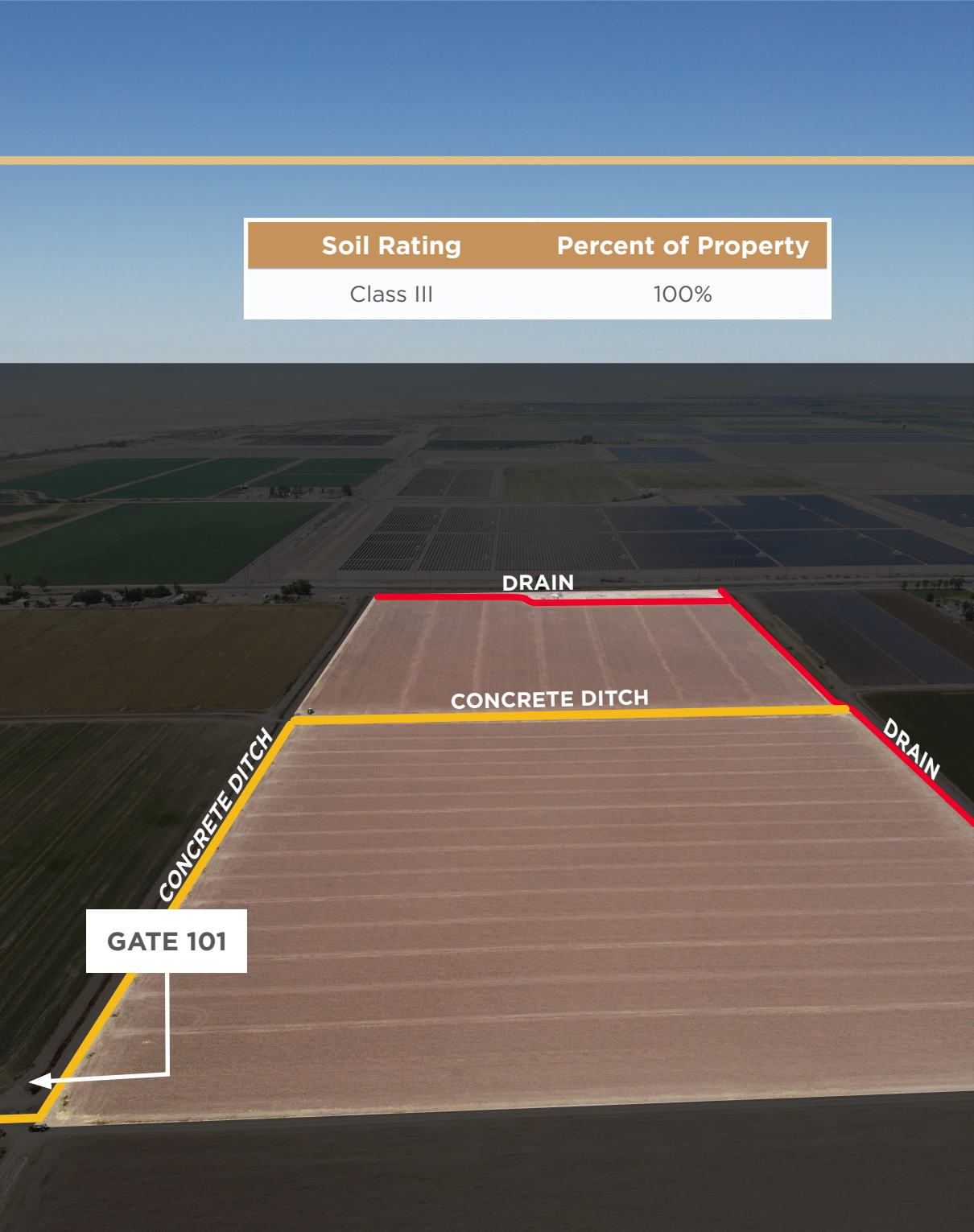




# AGRICULTURAL DETAILS

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).

SUBJECT  
PROPERTY

## MAP KEY

- Operational
- Approved - Under Construction
- Approved - Not Built
- Pending Entitlement



PRICE

\$783,000

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87± ACRES

[CLICK HERE TO VIEW LISTING SITE](#)

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LISTING PROVIDED BY:

**MATT DAVIS**

Managing Director

+1 619 772 7541

[matt.davis@cushwake.com](mailto:matt.davis@cushwake.com)

CA Lic #1758818

**JARED GROSS**

Associate

+1 424 603 3383

[jared.gross@cushwake.com](mailto:jared.gross@cushwake.com)

CA Lic #02227921

**Land Advisory Group**

12830 El Camino Real, Ste. 100

San Diego, CA 92130 | USA

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