

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	\$9,250,000
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

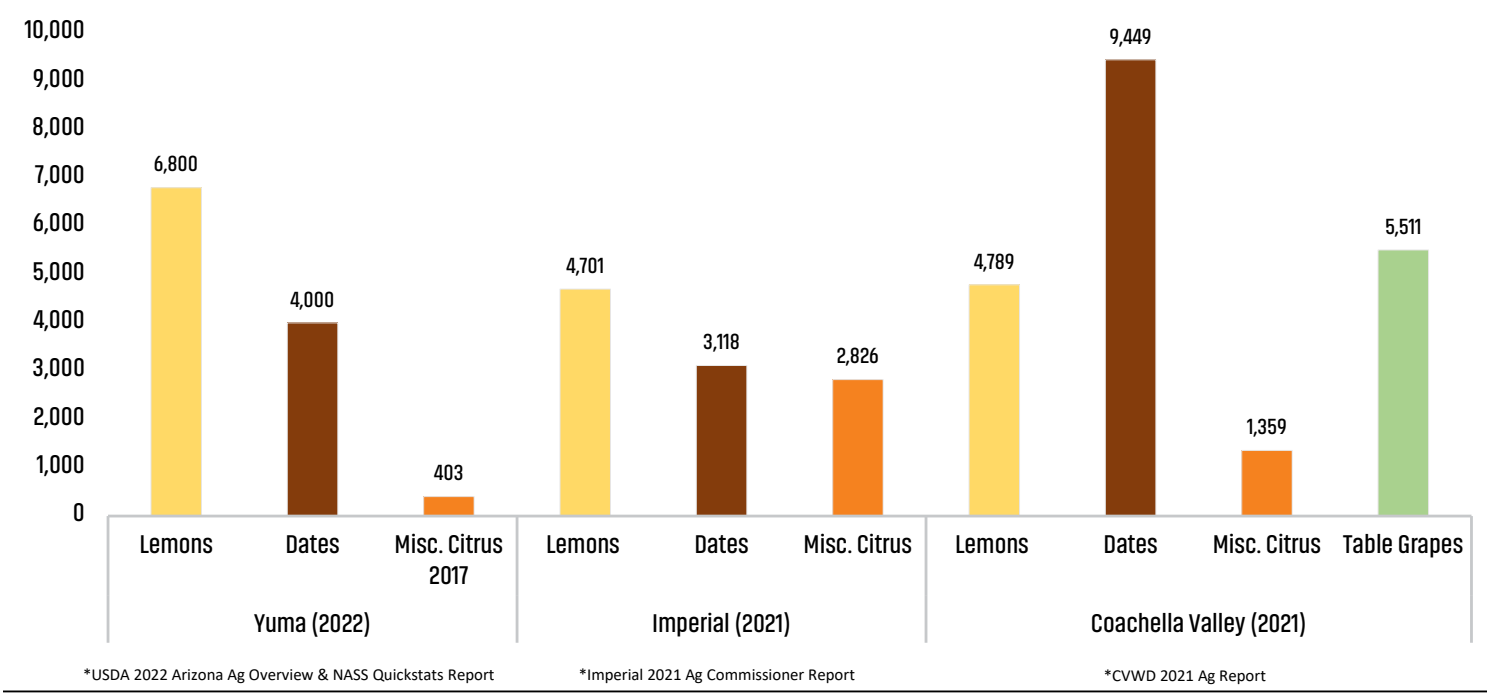


SOUTHWESTERN PERMANENT CROP ACRES



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.

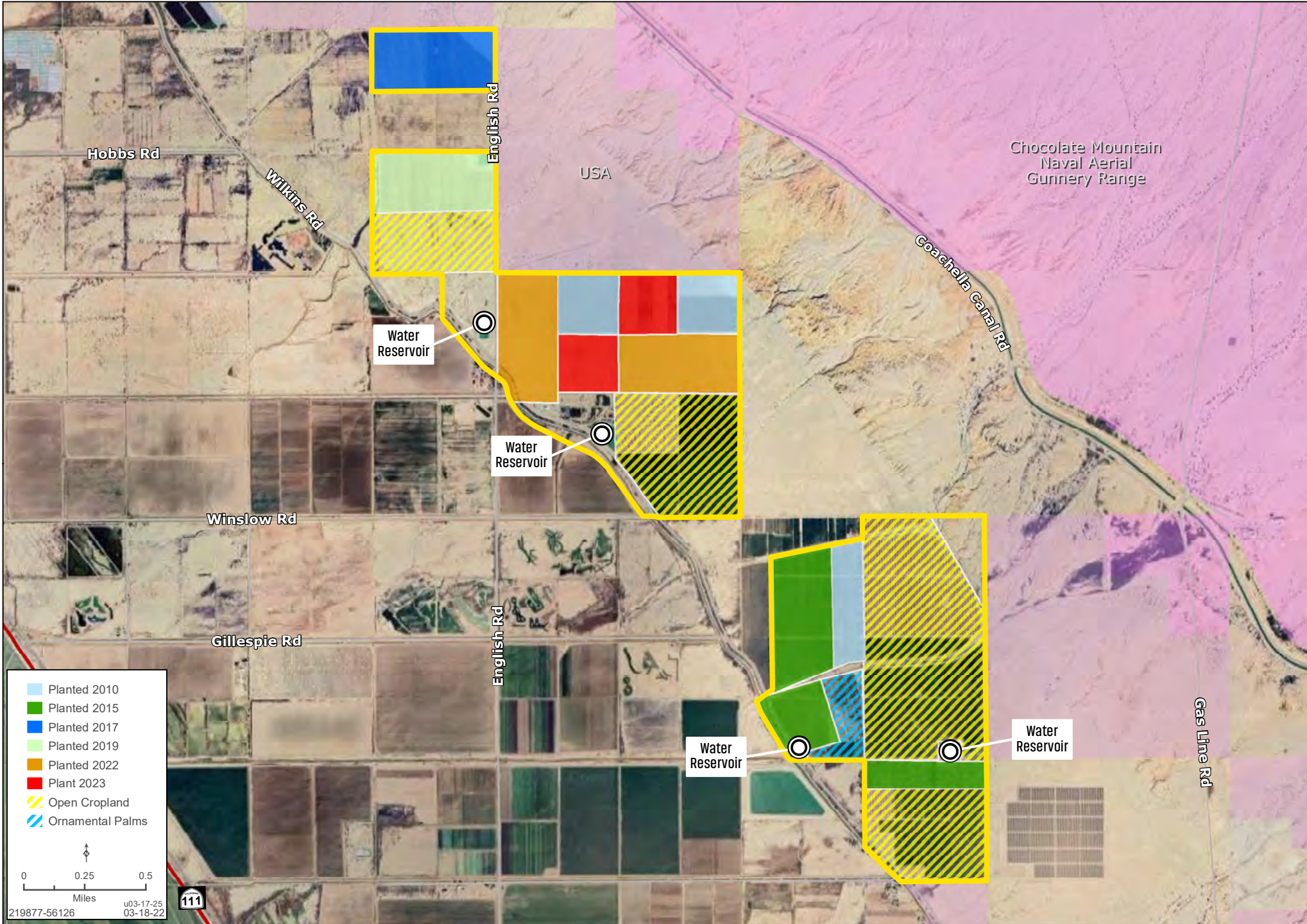


PROPERTY PHOTOS



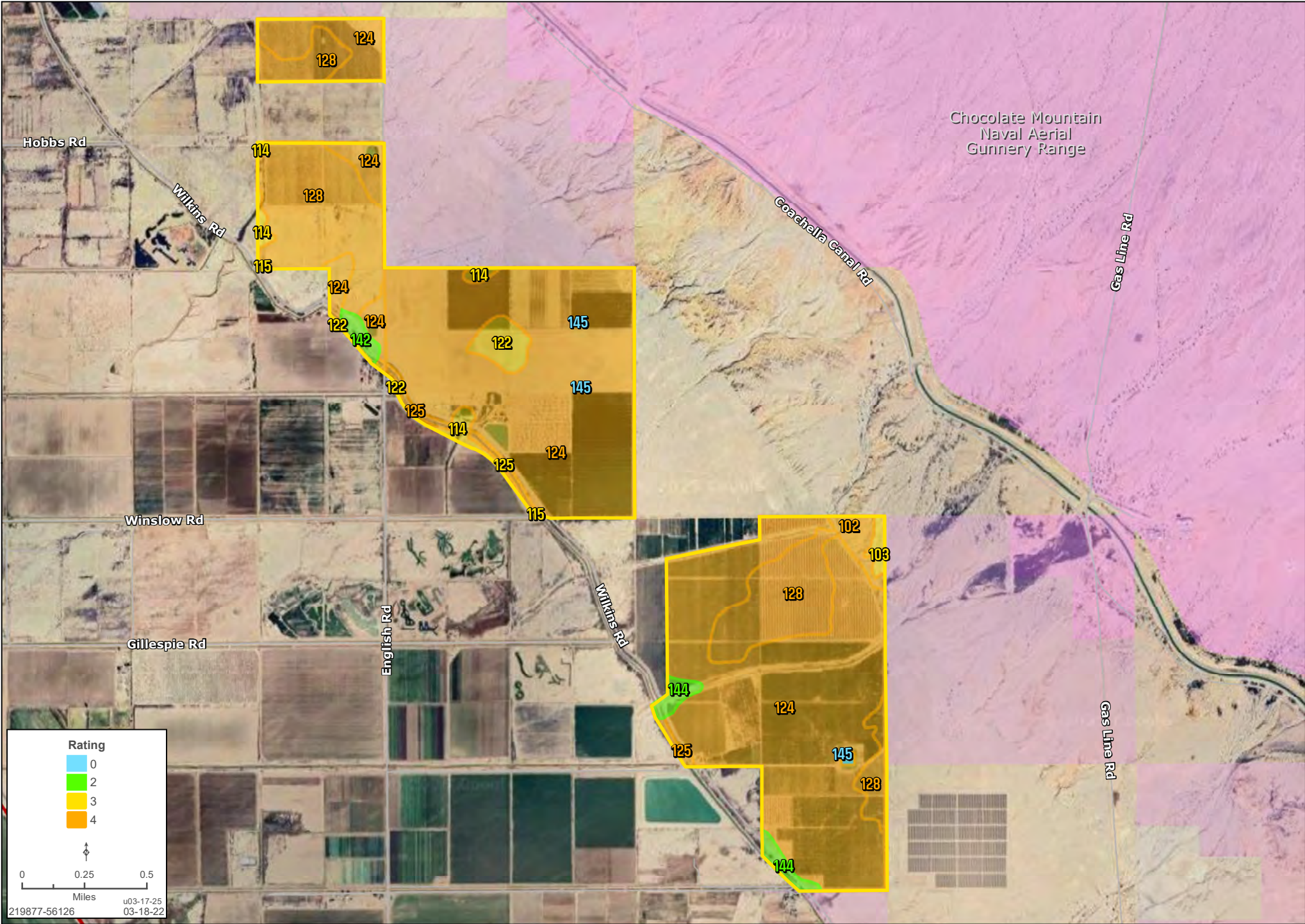
FIELD MAP

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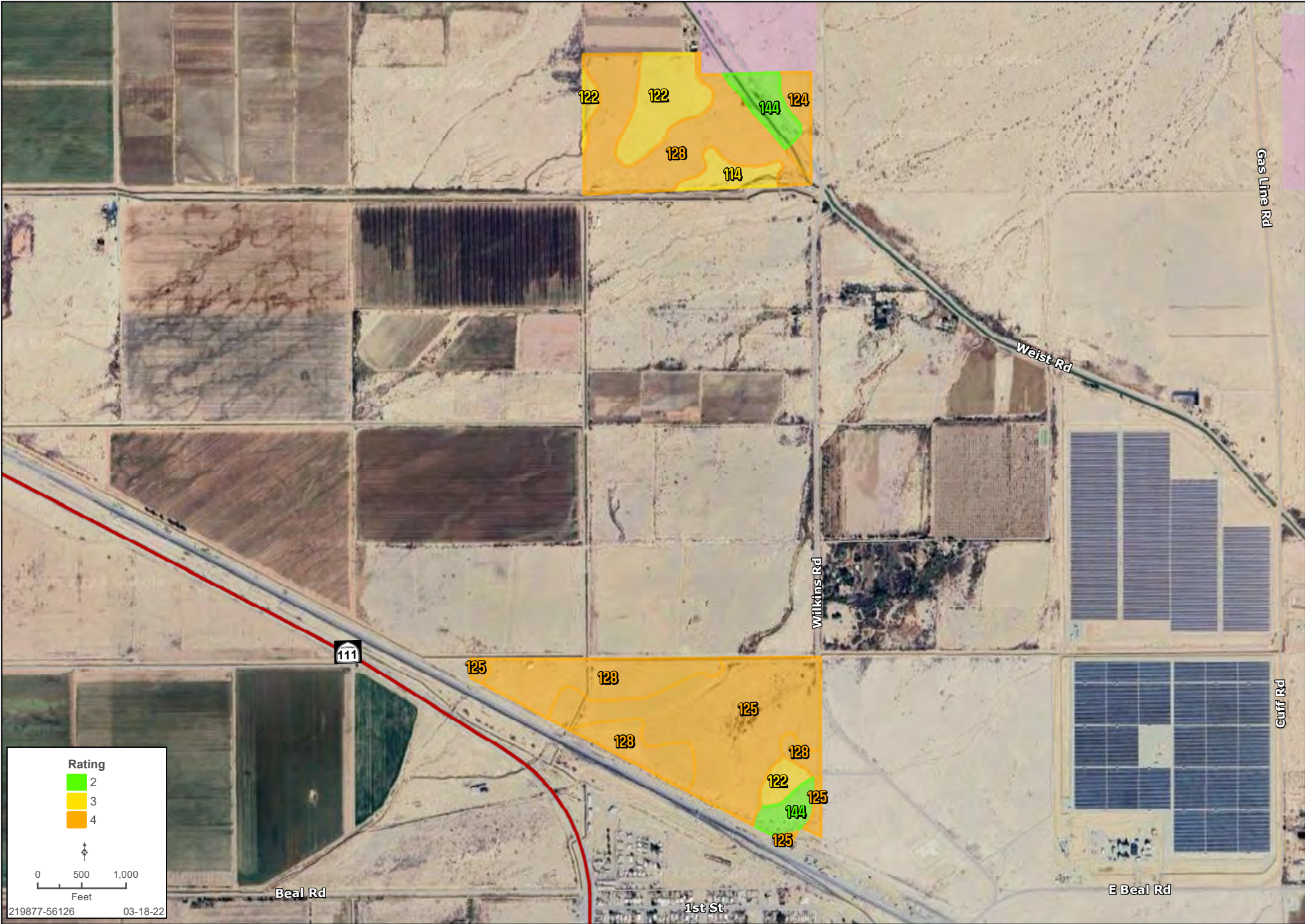
IRRIGATION CAPABILITY CLASS MAP

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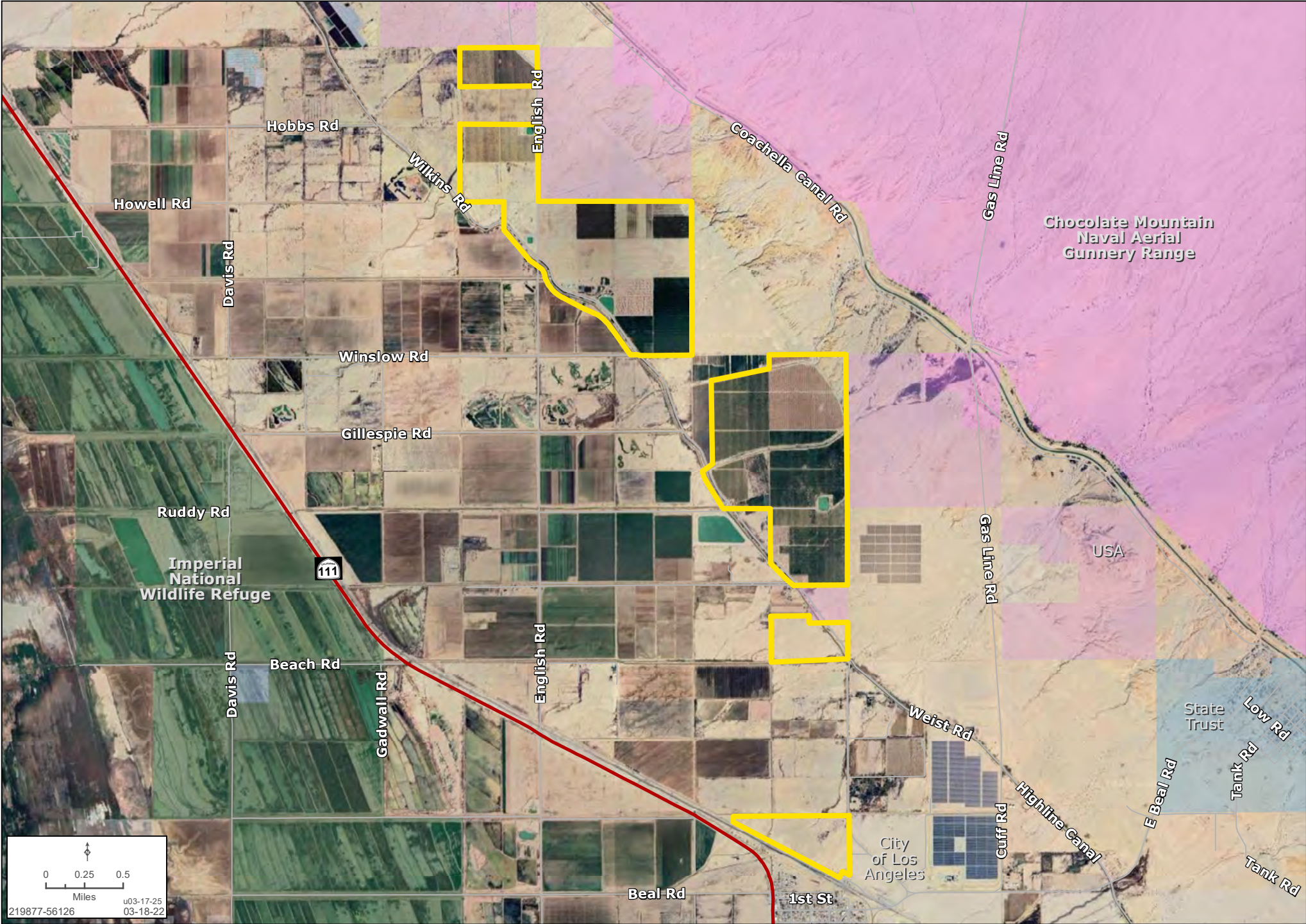
IRRIGATION CAPABILITY CLASS MAP

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DETAIL MAP

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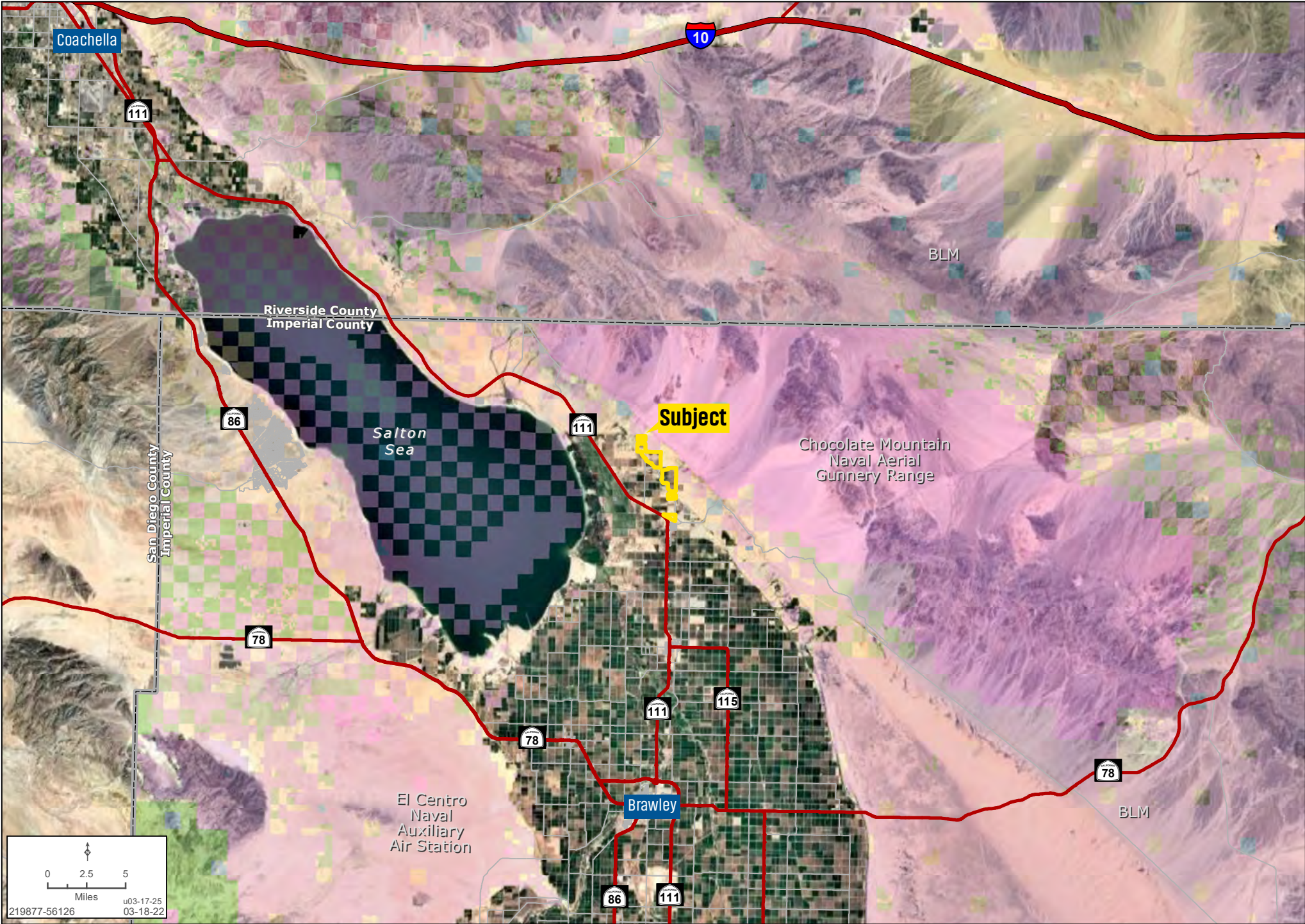
IRRIGATION CAPABILITY CLASS & SOIL TYPES

MAP UNIT	MAP UNIT NAME	RATING	ACRES 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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LOCALITY MAP

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