

IMPERIAL COUNTY, CA

DAHLIA 9

153.95± Acres of Farmland



WATER



WATER SOURCE

Imperial Irrigation District (IID)

WATER DELIVERY

Gate 9 of Dahlia Canal

ALLOCATION

5.85 Acre-feet/acre per IID Equitable Distribution Program

IRRIGATION

Concrete irrigation canal

DRAINAGE

Partial tile drains and surface drainage to drainboxes into IID Date Drain



FARMING & OTHER



FARMING HISTORY

This farm has been tenant-farmed to forage crops.
The current lease runs through July 2027.

SOILS

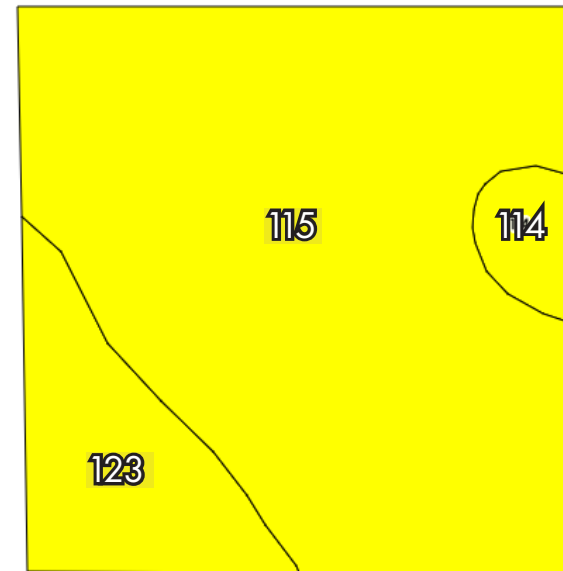
3.7% Class 2, 80.5% Class 3, 15.8% Class 4 soils as shown
to the right.

ZONING

Split A-2 (east side) and A-2-R (west side)
General Agriculture/Rural Zone

PROPERTY TAXES

Total of \$16,460 for the 2026/27 tax year



Soil Code	Soil Description	Acres	%	CAP
115	Imperial-Glenbar silty clay loams complex, 0 to 2 percent sloped, wet	124.17	80.5	3
123	Meloland-Holtville 0 to 2 percent slopes, wet	24.42	15.8	4
114	Imperial silty clay, wet	5.74	3.7	2
Totals		154.33	100%	3.1

TERMS



PRICE

\$1,462,525
\$9,500± per acre

TOURS

By Appointment Only
DO NOT ENTER PROPERTY

ALSO AVAILABLE

Dahlia 26 - 72.84 Acres
Dahlia 21A - 77.58 Acres



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All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives. Notably, it is buyer's responsibility to satisfy themselves as to Property's water rights, sources, availability, quantity, quality, costs, restrictions, etc.

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