

IMPERIAL COUNTY, CA

DAHLIA 21A

77.58± Acres of Farmland



OVERVIEW



Peoples Company is proud to present Dahlia 21A, a 77.58± acre farm tract that is well-located in close proximity to the city of El Centro and Interstate 8. The Property receives Imperial Irrigation District (IID) water, which is delivered via a concrete and dirt irrigation canal along the Property's east side. The farm has full tile drainage. It is farmed by a tenant who is paying a strong lease rate and has historically grown forage crops.

LOCATION

SW Corner of W McCabe Rd & S La Brucherie Rd
El Centro, Imperial County, CA 92243

GROSS ACRES

77.58± (Source: Assessor)

FARMABLE ACRES

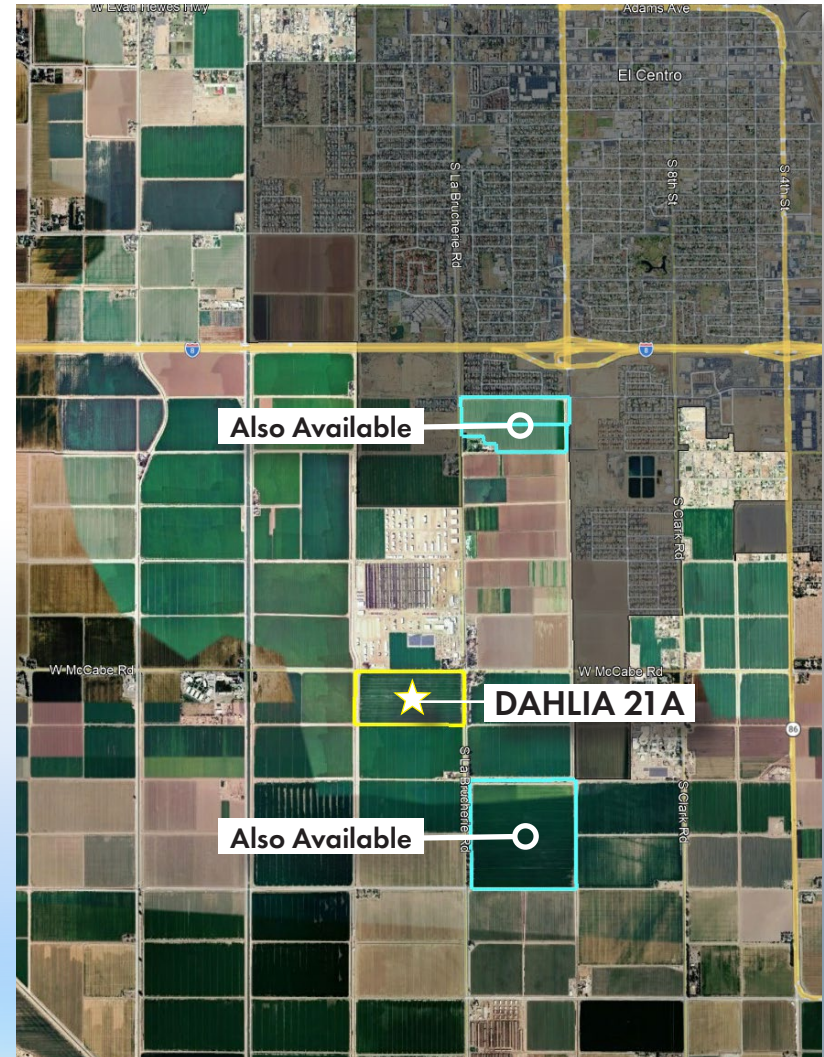
69.46± (Source: IID) 89.5% Farmable

APN

052-390-020

PRICE

\$737,010 or \$9,500/gross acre



WATER



WATER SOURCE

Imperial Irrigation District (IID)

WATER DELIVERY

Gate 21 A of Dahlia Canal

ALLOCATION

6.54 Acre-feet/acre per IID Equitable Distribution Program

IRRIGATION

Concrete irrigation canal

DRAINAGE

Tile drainage to IID Lotus Drain



FARMING & OTHER



FARMING HISTORY

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

SOILS

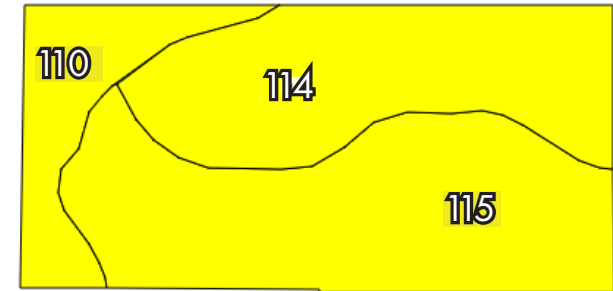
36.8% Class 2, 48.3% Class 3, 14.9% Class 4 soils as shown to the right.

ZONING

A-2-R - General Agriculture/Rural Zone

PROPERTY TAXES

Total of \$7,936 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	37.64	48.3	3
114	Imperial silty clay, wet	28.69	36.8	2
110	Holtville silty clay, wet	11.65	14.9	4
Totals		77.98	100%	2.8



TERMS



PRICE

\$737,010

\$9,500± per acre

TOURS

By Appointment Only

DO NOT ENTER PROPERTY

ALSO AVAILABLE

Dahlia 26 - 72.84 Acres

Dahlia 9 - 153.95 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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