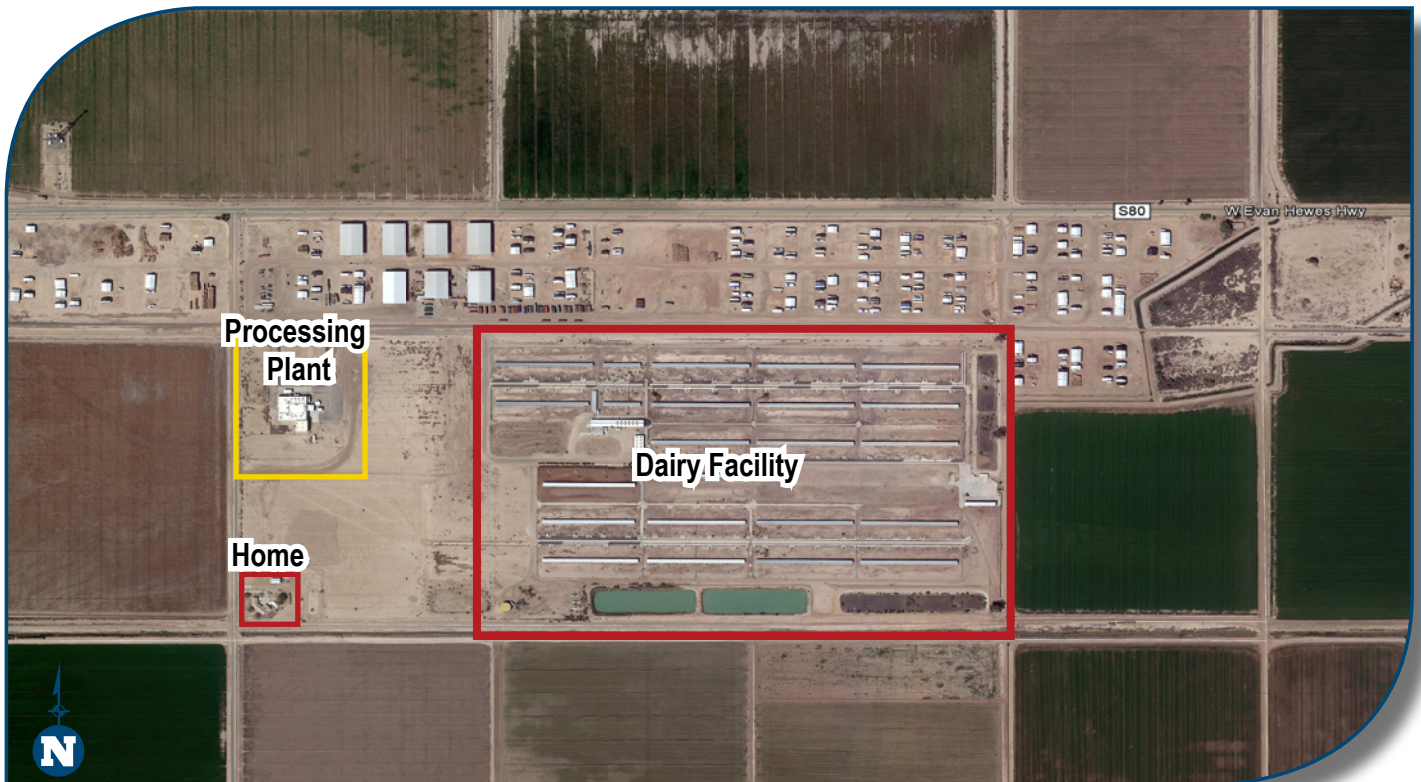




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# FOR SALE

## *K F Dairy Facility and Home*



**129.29± Acres**  
**Imperial County, California**

- 2,300± SF Custom Built Home
- Office, Milking Barn, Commodity Barn & Hospital Barn
- Property is Adjacent to Railroad Spur
- Milk Processing Plant Adjacent to Property
- Imperial Valley Water Rights Entitlement

Exclusively Listed By:

**The Dahm Team Real Estate Company, Inc.**

Doug Dahm, Listing Broker  
BRE # 01896237

With:

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CA BRE #00020875



# K F Dairy Facility and Home

**129.29± Acres**

**\$2,500,000**

**DESCRIPTION:**

The property consists of two parcels for a total of 129.29± acres that includes a 2,300± SF custom home with swimming pool and a complete dairy facility. The dairy is CAFO permitted for 3,200 milking cows with additional corrals for dry cows and young stock up to 3,000 head. Property features a double 36 parallel milking parlor with Expressway Boumatic stainless steel milking stanchions and 72 Boumatic Integrated Signature auto-detach milking machines on 28" centers to accommodate both Holsteins or Jersey dairy cows. Other milking parlor equipment includes a back flush system, milk sweep, air pressure systems, pulsation equipment, double loop stainless steel milk lines and pressure lines, milk pump receivers, pvc air lines, galvanized water lines, back up diesel generator, two (2) 8,000± gallon stainless steel milk tanks, four (4) stainless steel milk filter, AGC chiller-plate cooler, two (2) stainless steel acid wash basins, stainless steel soap wash basin, two (2) Anderson Guardian Pen meters, Partlow meter, LC Penner tank wash system, and six (6) Copland Discus refrigeration compressors with motor package, two (2) Therma-Stor heat recovery systems, a DeLaval ERS heat recovery system; CIP washing system for milk trucks, one Universal Commercial hot water heater, Parker boiler, Curtis Master Line dual air compressor, two (2) Robusch vacuum pumps with AC tech controllers, Square D Switch boards and control panels for booster, milk and vacuum pumps, wash pen motors, pumps and sprinkler system. Boumatic controllers and pulsation system, laundry system and electrical transformer. The milk barn and sprinkler pen are also improved with Korral Kool and ADS tracking fan air conditioning units.

**IMPROVEMENTS:**

Miscellaneous Improvements - include grading, earthwork, large dairy lagoon and water management system consisting of an eight million gallon water storage pond. There are 12 sand media filters with 3 micro-media filters, a chlorine injection pump with 500± gallon storage tanks and a 360,000± gallon water storage tank with VS pumping system. There is also PVC piping, water tanks, flush system with gates, pumps, motors, and piping, as well as electrical work, lighting, generator, additional fencing, transfer lanes and concrete.

**LOCATION:**

The property is located between Jeffery Road and Westmoreland Road just south of W. Even Hewes Highway (S80) at 1870 B Jeffery Road, El Centro, CA 92243.

**LEGAL:**

Imperial County APN #'s 051-020-033 (125.29± acres) and 051-020-031 (4± acres with residence).

**PRICE/TERMS:**

\$2,500,000.

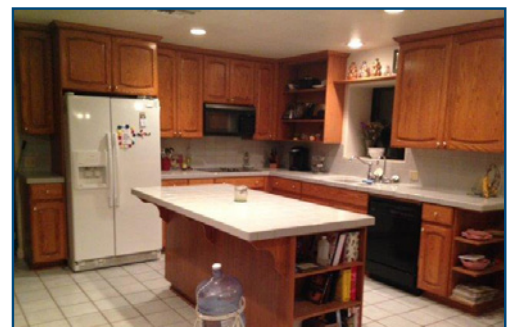
**NOTE:**

Seller will consider Lease/Option.

**NOTE:**

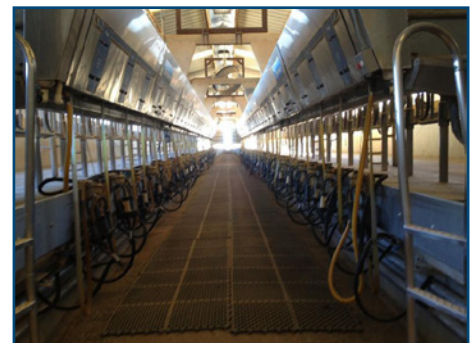
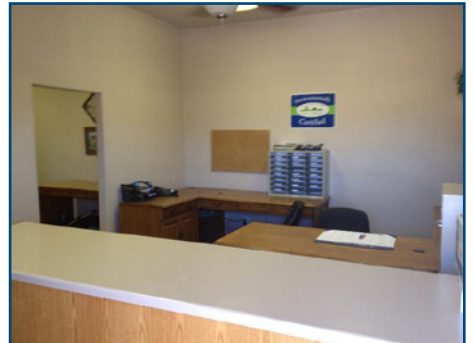
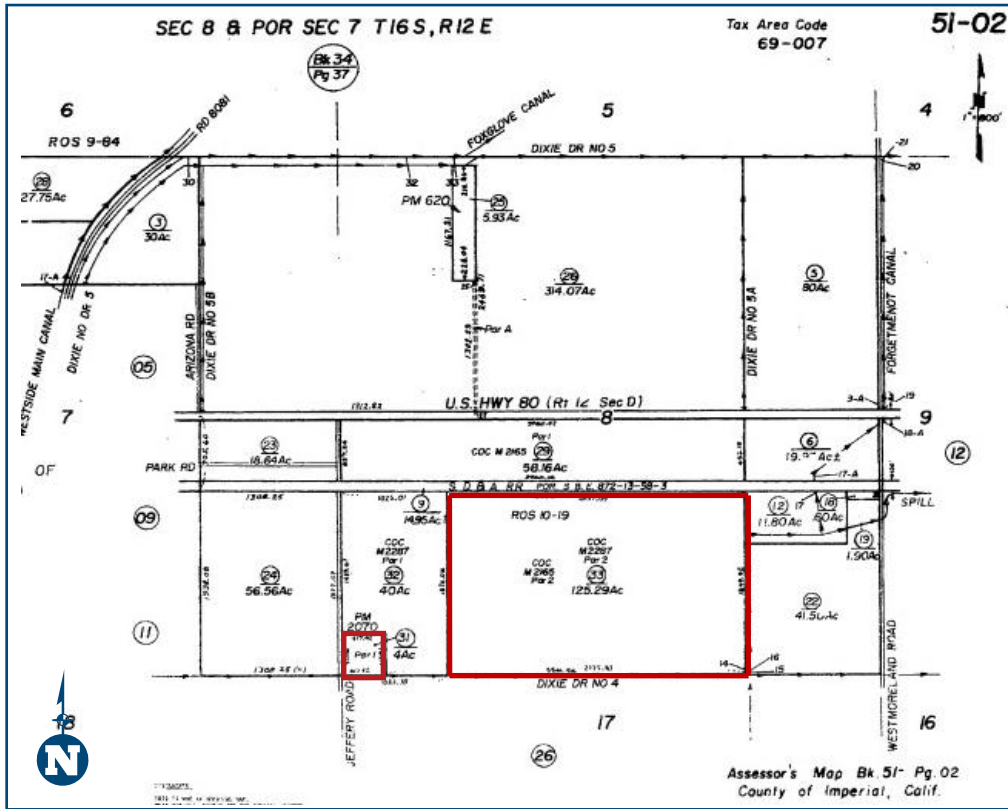
This property is listed by:  
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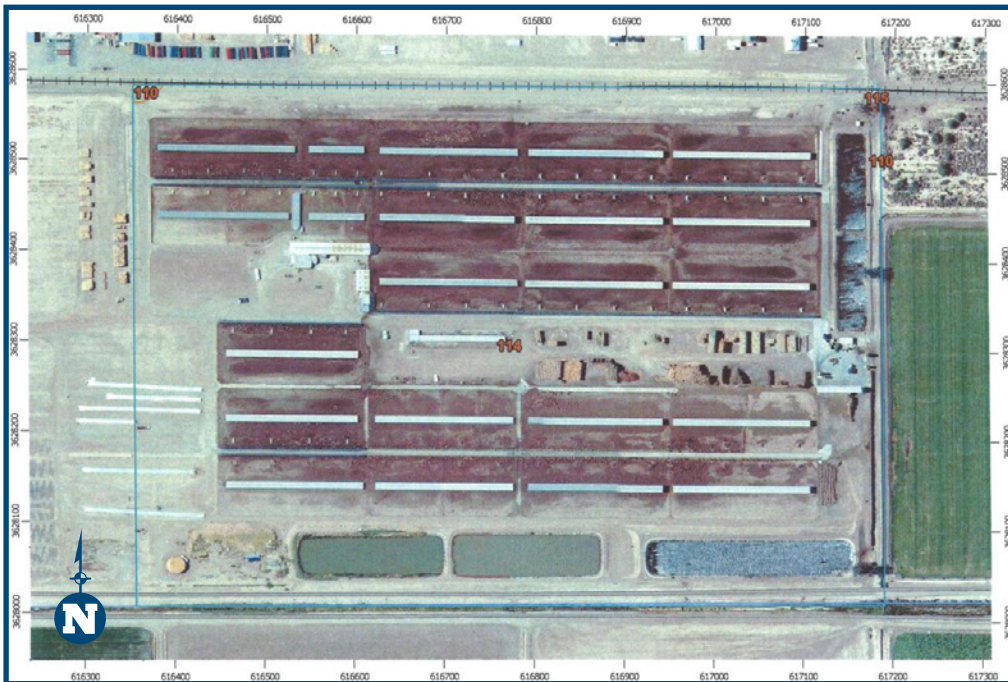




## APN MAP



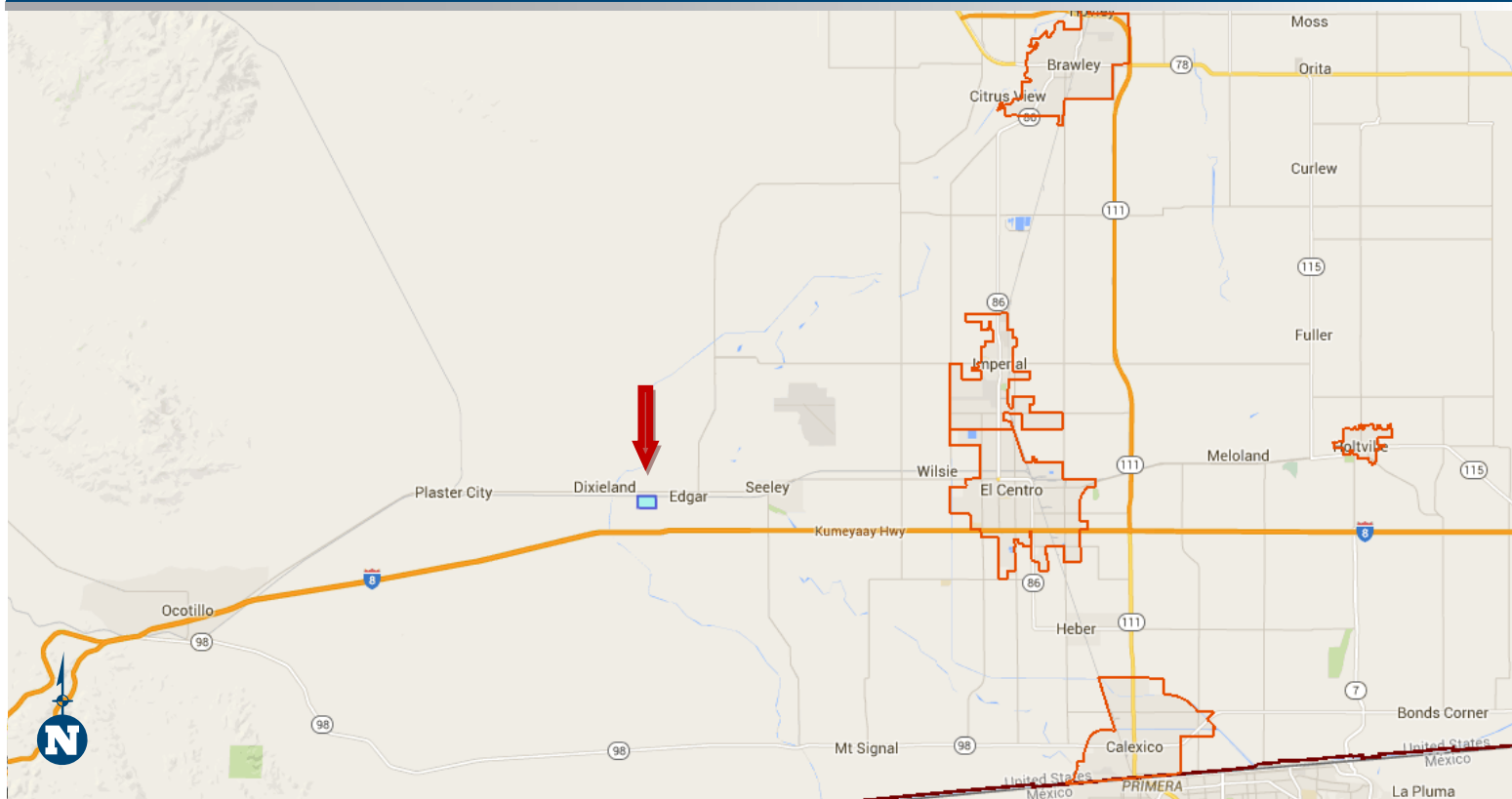
## SOIL MAP



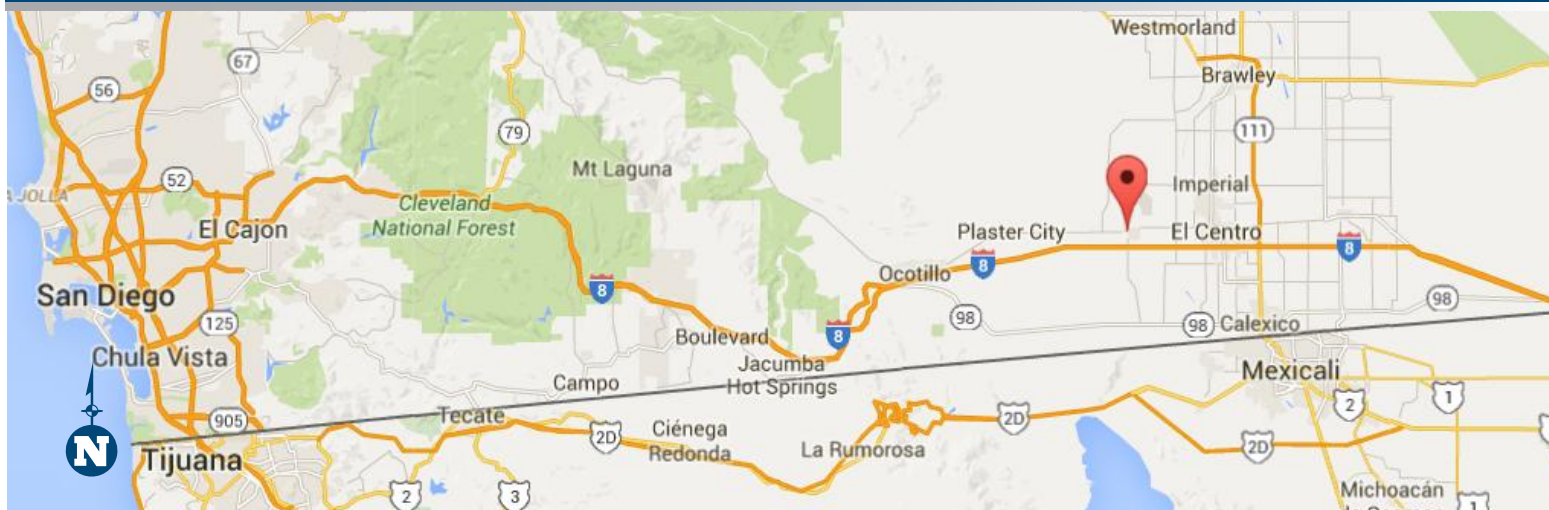
Imperial County, California, Imperial Valley Area (CA683)		
Map Unit Symbol	Map Unit Name	Percent of AOI
110	Holtville silty clay, wet	0.1%
114	Imperial silty clay, wet	99.8%
115	Imperial-Glenbar silty clay loams, wet, 0 to 2 percent slopes	0.1%
<b>Totals for Area of Interest</b>		<b>100.0%</b>

Imperial County, California, Imperial Valley Area (CA683)		
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<b>Totals for Area of Interest</b>		<b>100.0%</b>

## LOCATION MAP



## REGIONAL MAP



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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