

FOR SALE

1197 Perez Rd. Winterhaven, CA 92283

1197 Perez Rd. Winterhaven, CA 92283, Winterhaven, CA 92283

A.T. Pancrazi Real Estate Services, Inc.
350 W. 16th Street, Suite 332
Yuma, AZ 85364
pancrazirealestate.com

Patrick Hodges
Agriculture Specialist
(o) 928.782.0000
(c) 928.920.7118
pat@pancrazi.com

FOR SALE

1197 Perez Rd. Winterhaven, CA 92283

1197 Perez Rd. Winterhaven, CA 92283, Winterhaven, CA 92283



OFFERING SUMMARY

Sale Price:	\$1,691,040
Price / Acre:	\$52,000
Lot Size:	32.52 Acres

PROPERTY OVERVIEW

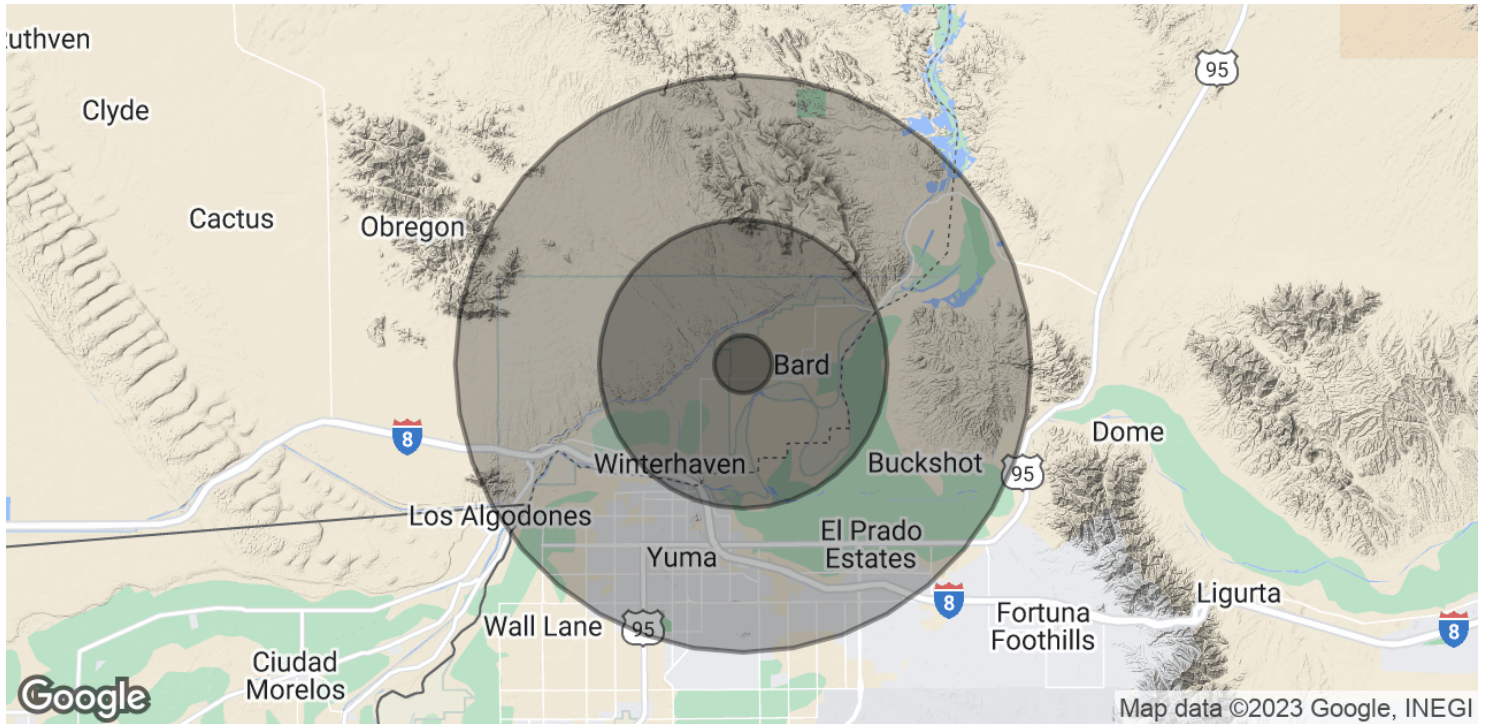
Mature date grove with some younger trees

Irrigation Bard Water District

LOCATION OVERVIEW

Located in Bard, CA Imperial County

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	95	3,388	101,750
Average Age	25.2	33.5	35.5
Average Age (Male)	27.2	31.0	33.7
Average Age (Female)	24.8	39.2	36.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	57	1,731	44,768
# of Persons per HH	1.7	2.0	2.3
Average HH Income	\$23,313	\$25,574	\$54,424
Average House Value	\$27,765	\$79,781	\$136,346

* Demographic data derived from 2020 ACS - US Census

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.