

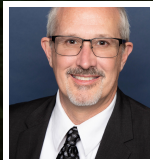


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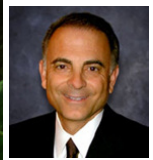
W. RUTHERFORD  
BRAWLEY CA, 92243

**\$14,604,000**

1,341.11± Acres  
Prime Farmland  
Lecrivain Ranch  
Offering Memorandum



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sperry Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# Lecrivain Ranch Property Summary



|                                                          |                 |
|----------------------------------------------------------|-----------------|
| Sale Price:                                              | \$14,604,000    |
| Lot Size ±:                                              | 1,341 Acres     |
| Land Square footage ± :                                  | 58,418,753± SF  |
| Price Per Acre:                                          | \$10,890        |
| Price per SF:                                            | \$0.25          |
| Assemblage (A)                                           | 1,147.11± Acrea |
| Assemblage (B)                                           | 57.48± Acres    |
| Assemblage (C) APN: 038-100-002-000                      | 135.71± Acres   |
| Irrigation: Served by Imperial Irrigation District       |                 |
| IID Irrigation Canals: Munyon (7) Myrtle (7), Spruce (1) |                 |
| Drainage: Concrete Tiled Ditches                         |                 |

# Lecrivain Ranch Property Description



## LOCATION DESCRIPTION

Lecrivain Ranch, a generational change is under way, don't miss out on 1,341.11 ± Acres of Prime Highly productive farmland. located in Brawley, California in the heart of Imperial Valley's agriculturally rich farm country. Soil types 114 and 115 and others (See attached Chart) are ideal for a variety of crops currently grown on the property including Alfalfa, Bermuda grass and Sugar Beets.

The Lecrivain Ranch offers up, 1,341.11 ± Acres of Laser leveled fields, with efficient irrigation runs from the service ditches.  
Assemblage "A" 1,147.92 ± Acres located at 801 w Rutherford Rd, Brawley  
Assemblage "B" Totaling 135.71 ± Acres  
Assemblage "C" Totaling 57.48 ± Acres

All Parcels are serviced by IID Irrigation Canals: Munyon Canal (7) Gates, from Myrtle Canal (7) Gates, from Spruce Canal (1) Gate as indicated. Including tile concrete ditch, carrier Ditch ensuring optimal field conditions year-round plus storage yard.  
2025 Water Usage records from IID 6,217.7 Acre Ft of Water 2025 Agricultural Field Calc, 5,981.4 Acre Ft- 10 Yr Average History.

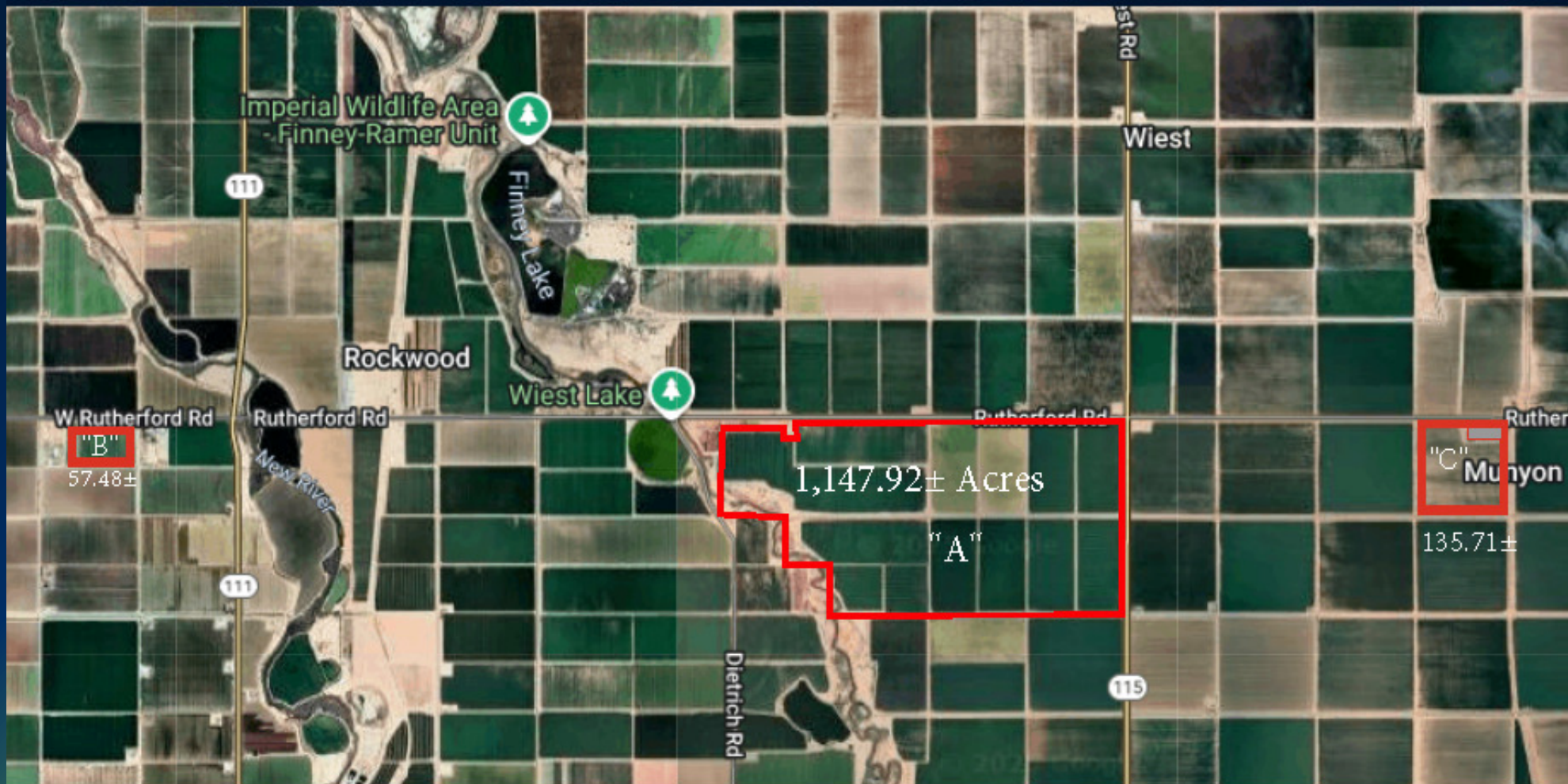
Publicly owned water and energy deliver affordable rates to Imperial Valley residents and businesses. Imperial Valley offers the lowest energy rates in Southern California. With over 3,000 miles of canals, water availability sets Imperial County apart from surrounding regions. The current balance of water designated for industrial use is 21.2 million gallons per day, at a competitive price of \$85 per acre foot or 26¢ per 1,000 gallons. Per IVEDC

Imperial County is centrally located in southwestern United States. Situated along the southern border of California, Imperial County has ample and underutilized transportation routes to major markets in California, Arizona, Nevada and Baja California, Mexico. Within 300 miles, there are over 33 million consumers and multiple international airports. There are also 5 international ports of entry within 100 miles.

If you are expanding your ag portfolio or expanding your farming capacity within Imperial Valley, the Lecrivain Ranch opportunity offers proven production and infrastructure. Don't miss your chance to own a piece of Imperial Valleys generational land with rich agricultural legacy.



# Lecrivain Ranch Assemblage



# Imperial Valley- 1,341.11 Acre Assemblage Highlights



## PROPERTY HIGHLIGHTS

- Highly Productive Farmland with 62 Year crop history
- 1,341.11± Acres / 58,388,746 ± SF of land
- 10 APN Parcels
- Located along W. Rutherford Rd
- (A) Assemblage- 1,147.92± Contiguous / Adjacent Acres
- (B) Assemblage- 57.48 ± Acres Contiguous / Adjacent Acres
- (C) APN 038-100-002-000 135.7± Acres
- Property Use: Crop Land, Field Land, Row Crops (All Soils Classes)
- Property Type: Agricultural/Rural
- Crops Grown: Sugar Beets, Bermuda Grass, Alfalfa
- IID Irrigation Canals: Munyon Canal (7) Gates, from Myrtle Canal (7) Gates, from Spruce Canal (1) Gate
- 6,217.7 Acre Ft of Water 2025 Agricultural Field Calc
- 5,981.4 Acre Ft- 10 Yr Average History
- Tiled concrete drainage
- Current Farm Lease runs into 2026



# Parcel Acreage Chart, Soil Types and Location



| #                    | Group | APN             | Acre±           | Acre ±          | Soil Types ±    | Located on       | East Of     | South of        | West of     | North of     |
|----------------------|-------|-----------------|-----------------|-----------------|-----------------|------------------|-------------|-----------------|-------------|--------------|
| 1                    | A     | 037-120-007-000 | 193.06          |                 | 109,110,114,115 | Jackson Rd       | Dietrich Rd | Herd            | Jackson Rd  | Chalupnik Rd |
| 2                    | A     | 037-120-008-000 | 1.61            |                 | 110             | Jackson Rd       | Dietrich Rd | Herd            | Jackson Rd  | Chalupnik Rd |
| 3                    | A     | 037-120-010-000 | 3.44            |                 | 104             | Jackson Rd       | Dietrich Rd | Herd            | Jackson Rd  | Chalupnik Rd |
| 4                    | A     | 037-120-021-000 | 305.33          |                 | 110, 115        | Jackson Rd       | Dietrich Rd | Herd            | Jackson Rd  | Jackson Rd   |
| 5                    | A     | 037-120-025-000 | 5.60            |                 | 110, 115        | Dietrich Rd      | Dietrich Rd | W Rutherford Rd | Jackson Rd  | Herd         |
| 6                    | A     | 038-090-009-000 | 638.88          | 1,147.92        | 109             | 801 W Rutherford | Dietrich Rd | W Rutherford Rd | Jackson Rd  | Chalupnik Rd |
| 7                    | B     | 037-090-003-000 | 36.68           |                 | 114             | W Rutherford Rd  | Hovley Rd   | W Rutherford Rd | New River   | Baughman Rd  |
| 8                    | B     | 037-090-004-000 | 1.00            |                 | 102, 114        | W Rutherford Rd  | Hwy 111     | W Rutherford Rd | Hwy 111     | Baughman Rd  |
| 9                    | B     | 037-090-015-000 | 19.80           | 57.48           | 114             | W Rutherford Rd  | Hovley Rd   | W Rutherford Rd | Hwy 111     | Baughman Rd  |
| 10                   | C     | 038-100-002-000 | 135.71          | 135.71          | 114, 115        | W Rutherford Rd  | West Rd     | W Rutherford Rd | Halstain Rd | Chalupnik Rd |
| <b>Total Acres ±</b> |       |                 | <b>1,341.11</b> | <b>1,341.11</b> |                 |                  |             |                 |             |              |

## Lecrivain Ranch Agricultural Land

| #                       | Assemblage | APN             | Acrest <sup>±</sup> | Zoning  | Zone Map |
|-------------------------|------------|-----------------|---------------------|---------|----------|
| 1                       | A          | 037-120-007-000 | 193.06              | A-2-R   | 23       |
| 2                       | A          | 037-120-008-000 | 1.61                | A-2-R-G | 23       |
| 3                       | A          | 037-120-010-000 | 3.44                | A-2-R-G | 23       |
| 4                       | A          | 037-120-021-000 | 305.33              | A-2-R   | 23       |
| 5                       | A          | 037-120-025-000 | 5.60                | A-2-R-G | 23       |
| 6                       | A          | 038-090-009-000 | 638.88              | A-2-R   | 37       |
| 7                       | B          | 037-090-003-000 | 36.68               | A-2-G   | 23       |
| 8                       | B          | 037-090-004-000 | 1.00                | A-2-G   | 23       |
| 9                       | B          | 037-090-015-000 | 19.80               | A-2-G   | 23       |
| 10                      | C          | 038-100-002-000 | 135.71              | A-2-R   | 37       |
| <b>Acreage Totals ±</b> |            |                 | <b>1,341.11</b>     |         |          |



# Assemblage (A) - Part 1 and Part 2 Totaling 1,147.92 ± Acres





**SPERRY**  
SPERRY COMMERCIAL





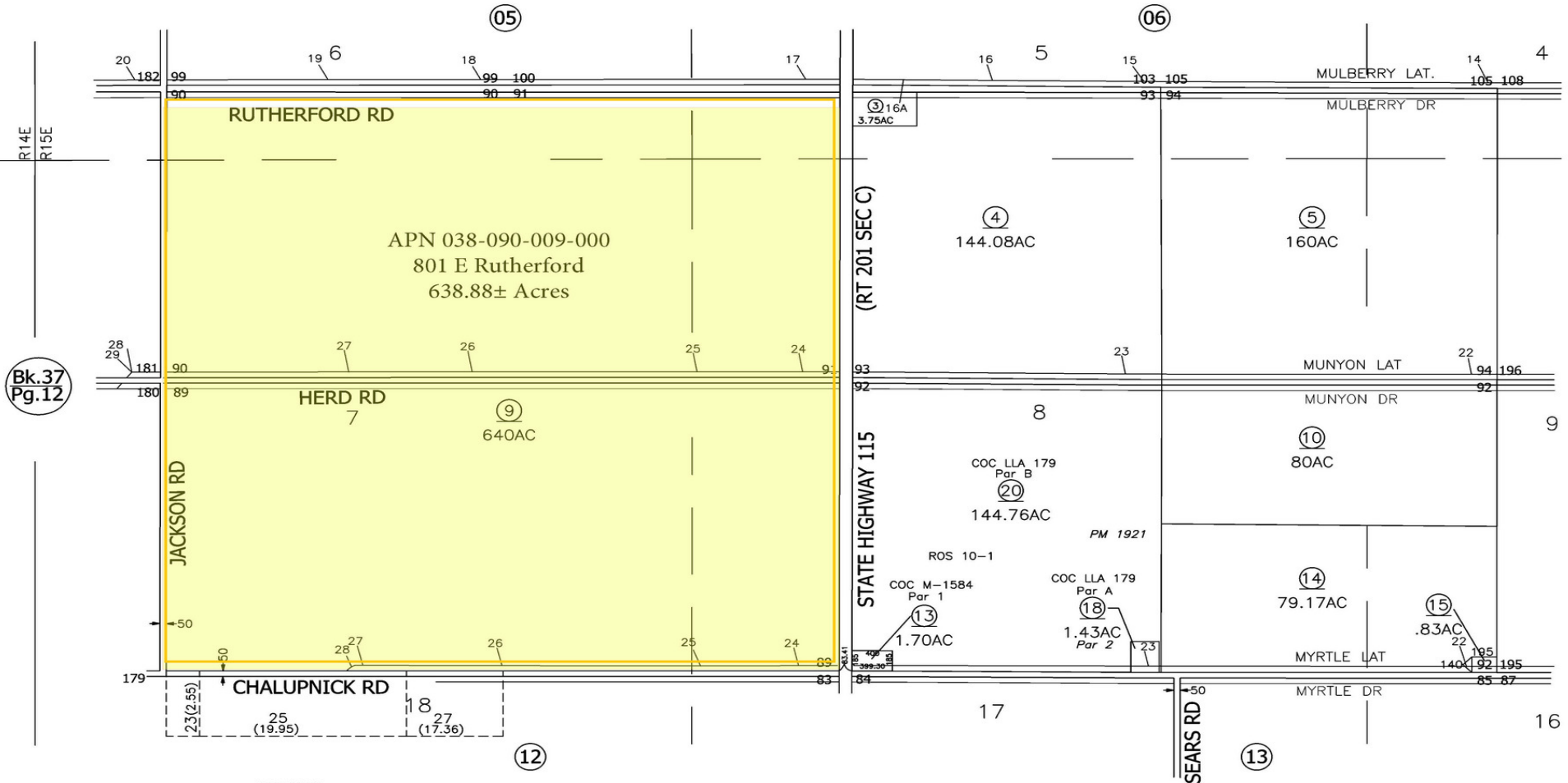
## Assemblage (A) - Part 2 - 638.88± Acres Farmland



TRACT 89 TO 94 INCL., SEC. 4 TO 9 INCL., T.13S., R.15E., S. B. B. &amp; M.

Tax Area Code  
79-000

38-

Assessor's Map Bk.38-Pg.09  
County of Imperial, Calif.



## Assemblage (B) 57.48± Acres Farmland

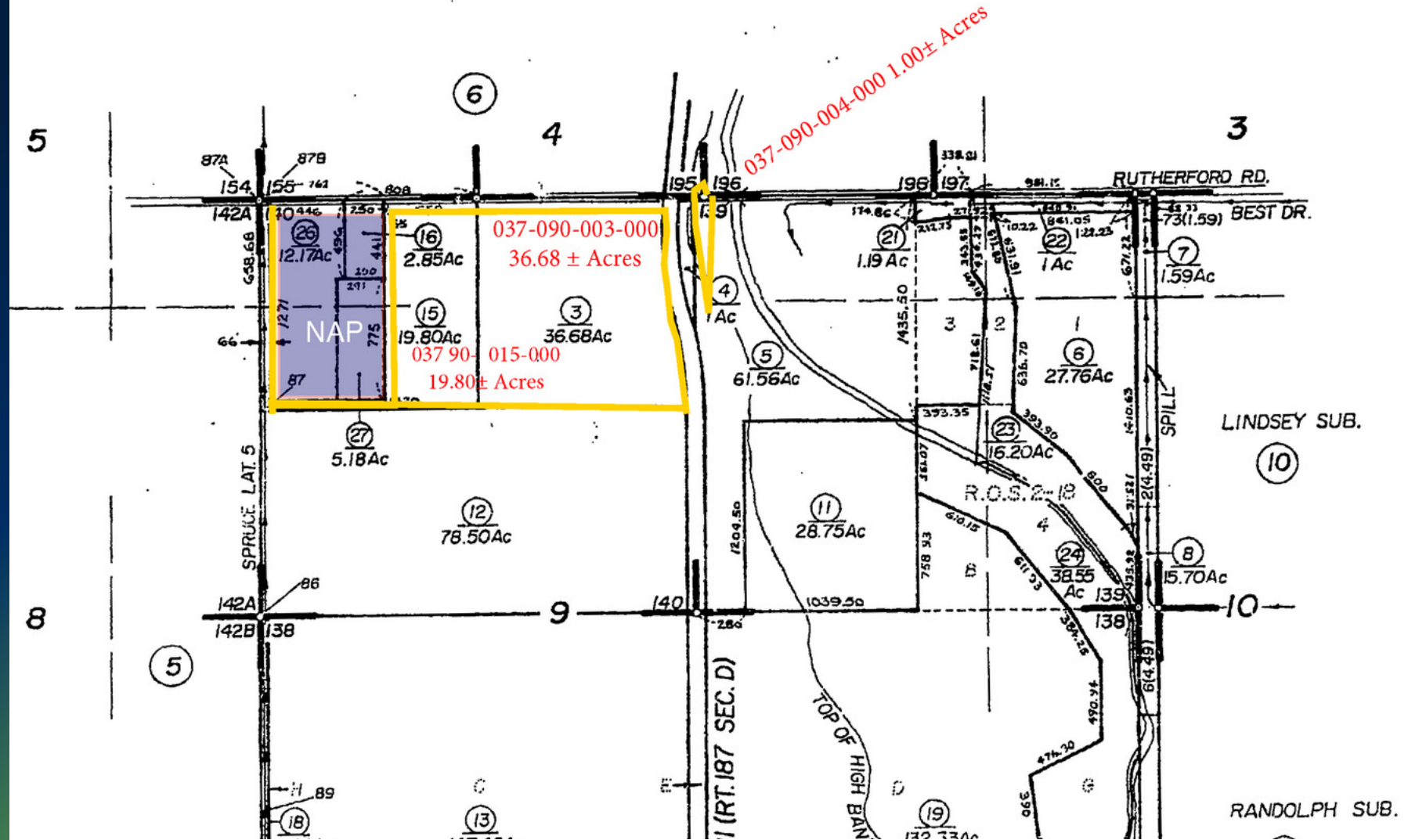


# Assemblage (B) - 57.48 ± Acres



TR. 138, 139 & 140 & POR. SEC 3, 4, 9 & 10 T13S, R14E

Tax Area Code  
56-000 MPR

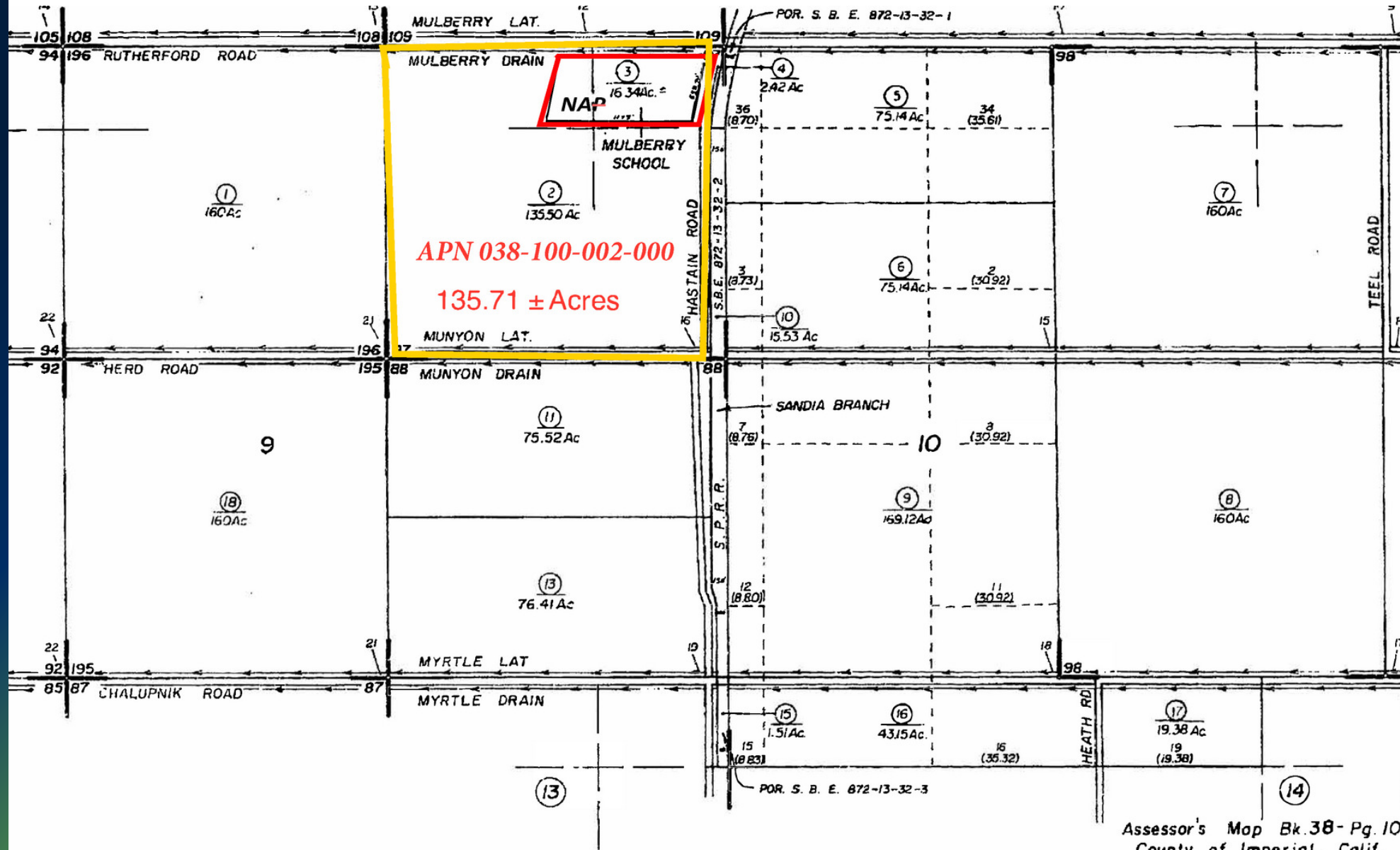




## Assemblage (C) APN 038-100-002-000 - 135.71± Acres Farmland



## (C) APN 038-100-002-000 - 135.71± Acres Farmland



Assessor's Map Bk. 38 - Pg. 10  
County of Imperial, Calif.



SECTION 1

# LOCATION INFORMATION

# A Rich History of Agriculture in Imperial Valley



## A Rich History of Agriculture in Imperial Valley

Agriculture has a rich tradition in Imperial Valley. Today the region is becoming fertile ground for the location of agriculture companies that recognize the advantages of locating here:

- Proximity to biotechnology firms and research
- Optimal climate for year-round growing season
- Publicly owned water and energy delivered at an affordable cost
- Wide variety of available commodities
- Availability of an affordable and youthful workforce
- Available land zoned for agricultural and commercial use
- Access to three international ports
- Central location to major southwest markets

## Imperial County is the #1 Producer of...



Alfalfa Hay & Seed

Sugar Beets

Sweet Corn

Sudan Hay

## Imperial County is among the top 2 producers of...

- Cattle, Heifers and Steers
- Dates
- Lettuce
- Broccoli
- Carrots

Vegetable & Vinecrop  
Spinach

Additional Resources: [Imperial County Agricultural Crop & Livestock Report, 2020](#)  
[Water FAQ | Imperial Irrigation District](#)

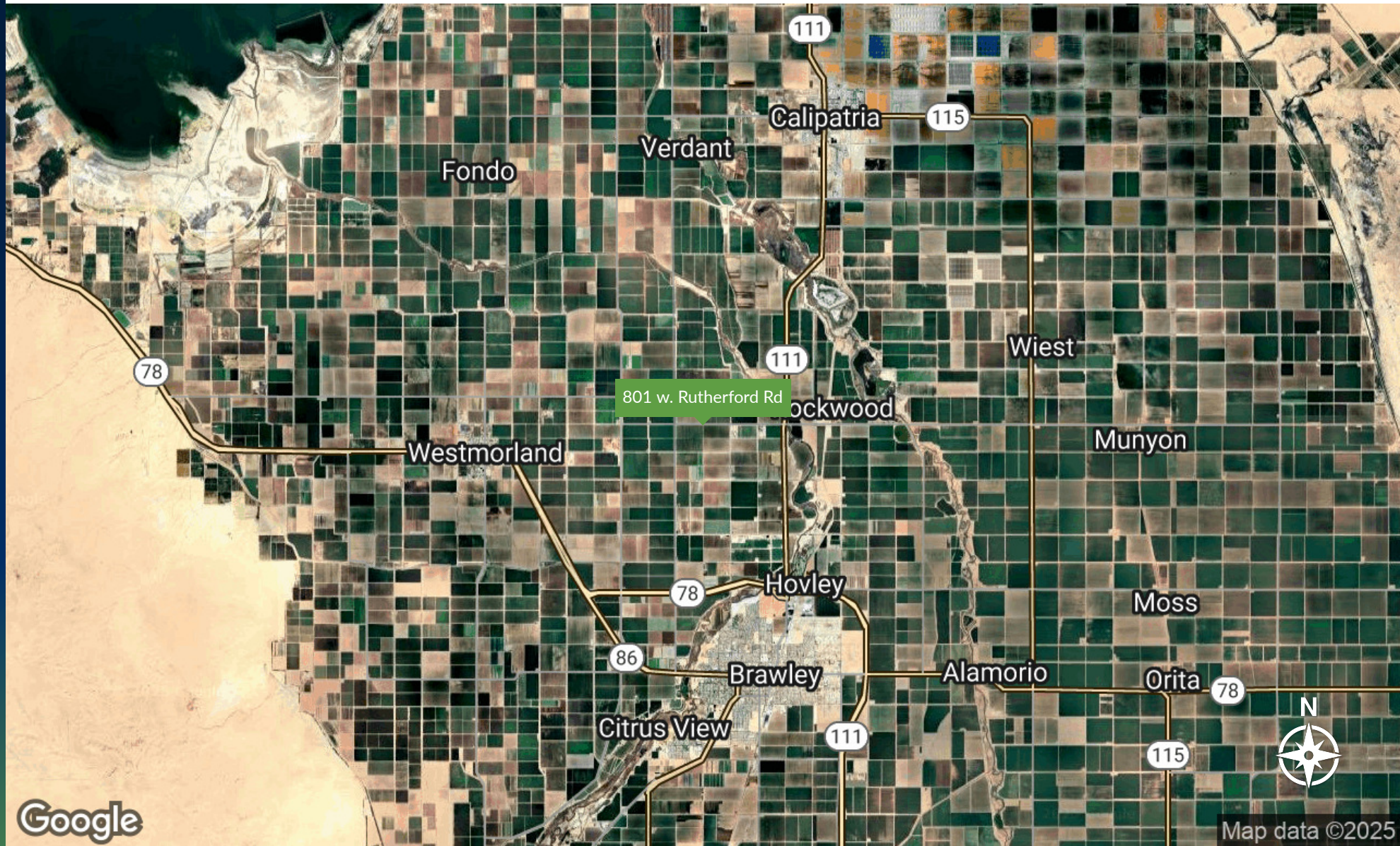


# Regional Map





# Aerial Map





# Advisor Bio 1



## SCOTT OWENS

scott.owens@sperrycga.com

Direct: 213.712.9005

CalDRE #01939875

## PROFESSIONAL BACKGROUND

IRVINE, Calif. – Sperry Commercial Global Affiliates “SperryCGA” announced the appointment of Scott Owens, CCIM, as Senior Associate. Scott’s main focus is in investment sales throughout Los Angeles and Orange County with a focus on foreign client acquisitions and investment. “Having done business in over 50 countries, I try to anticipate the needs of the investor and deliver beyond expectations.”

Prior to real estate sales, Scott was a television producer for over 25 years. Scott is an Emmy® award and Producers Guild, p.g.a, Producer of the Year award winner. Scott served as Senior Vice President at 51 Minds Entertainment where he was responsible for TV filming production and corporate administration. During Scotts’ tenure, he was a member of the team that sold the 51 Minds group of companies in a deal valued at \$200 million dollars to Goldman Sachs. Previously, Scott was Producer and Executive in Charge of the CBS TV series “The Amazing Race” with a production staff of 2,500 employees worldwide each season, as the Executive in Charge of Production for TV movies and live action TV shows for the Fox Family Channel, Supervising Producer in Charge of Production for Fox Television Stations and FOXLAB, Fox TV’s experimental TV division that created Southpark. Scott was also one of the founding producers of the crime fighting series “America’s Most Wanted”.

Scott also enjoys fine art photography, snow skiing, river rafting, dirt motorcycle riding and scuba diving in exotic locations.

## MEMBERSHIPS

CCIM, Scott is also a Multi-Family property owner and manager for over 25 years.

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Irvine, CA 92612  
949.705.5000

## Advisor Bio 2



RAND SPERRY

CEO

rand.sperry@sperrycga.com

Direct: 714.624.7766

CalDRE #00590083

### PROFESSIONAL BACKGROUND

For more than 40 years, Mr. Sperry has been a highly recognized and influential leader within the Southern California and national commercial real estate industry. In 1987, Rand Sperry co-founded Sperry Van Ness International Corporation, a national brokerage organization (Disclaimer: Rand Sperry does not have any present ownership interest in Sperry Van Ness International Corporation and since 2009 he is no longer affiliated with Sperry Van Ness International Corporation or Sperry Van Ness ®). Rand Sperry is an Owner of Sperry Commercial, Inc. and Sperry Equities, LLC, a real estate investment and property management organization and continues to grow these companies with partners Burton Young and Jack Carroll. To date, these companies and their affiliates have acquired more than 65 commercial, industrial, and office properties, exceeding \$1 Billion in value with over 11 Million square feet under management and 7 million square feet owned.

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