

HOLTVILLE FARM LAND FOR SALE

±240 ACRES AVAILABLE FOR SALE, IMPERIAL COUNTY, CA 92227

FOR SALE

SALE PRICE: \$2,853,900

OFFER SUBJECT TO LEASE

**±240 GROSS ACRES
±211.4 IID ACRES**



A.T. Pancrazi Real Estate Services, Inc.
350 W. 16th Street, Suite 332 Yuma, AZ 85364
Office: 928.782.0000
www.pancrazirealestate.com

FOR MORE
INFORMATION
PLEASE CONTACT:

PATRICK HODGES, AGRICULTURE SPECIALIST
c. 928.920.7118
CALDRE #01411385
pat@pancrazi.com

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.

HOLTVILLE FARM LAND FOR SALE

±240 ACRES AVAILABLE FOR SALE, IMPERIAL COUNTY, CA 92227

FOR SALE



PATRICK HODGES | 928.920.7118

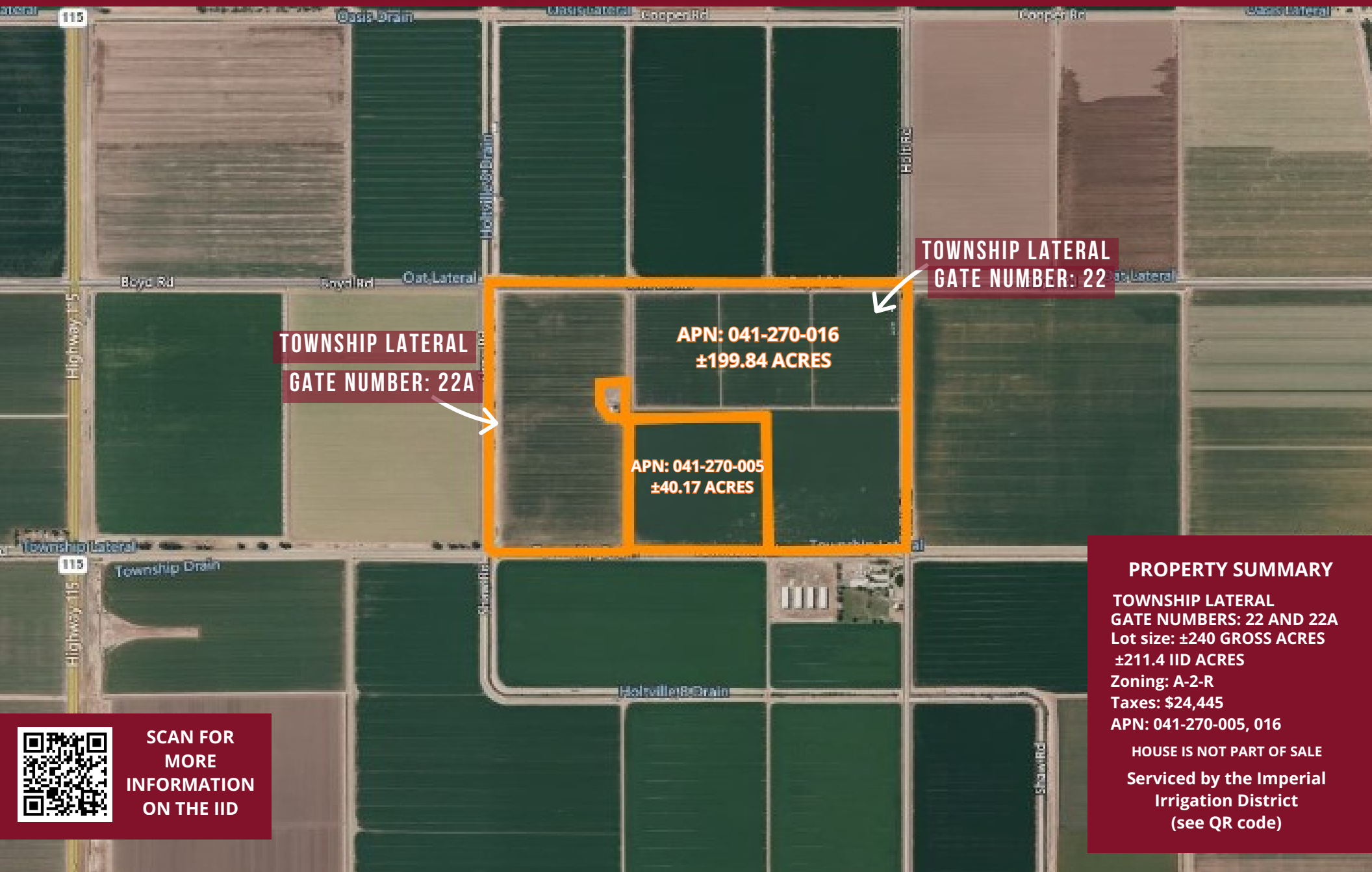
FARM LAND FOR SALE | IMPERIAL COUNTY, CA

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.

HOLTVILLE FARM LAND FOR SALE

±240 ACRES AVAILABLE FOR SALE, IMPERIAL COUNTY, CA 92227

FOR SALE



**TOWNSHIP LATERAL
GATE NUMBER: 22A**

**APN: 041-270-016
±199.84 ACRES**

**APN: 041-270-005
±40.17 ACRES**

**TOWNSHIP LATERAL
GATE NUMBER: 22**

PROPERTY SUMMARY

**TOWNSHIP LATERAL
GATE NUMBERS: 22 AND 22A**
Lot size: ±240 GROSS ACRES
±211.4 IID ACRES
Zoning: A-2-R
Taxes: \$24,445
APN: 041-270-005, 016

HOUSE IS NOT PART OF SALE
**Served by the Imperial
Irrigation District**
(see QR code)



**SCAN FOR
MORE
INFORMATION
ON THE IID**

PATRICK HODGES | 928.920.7118

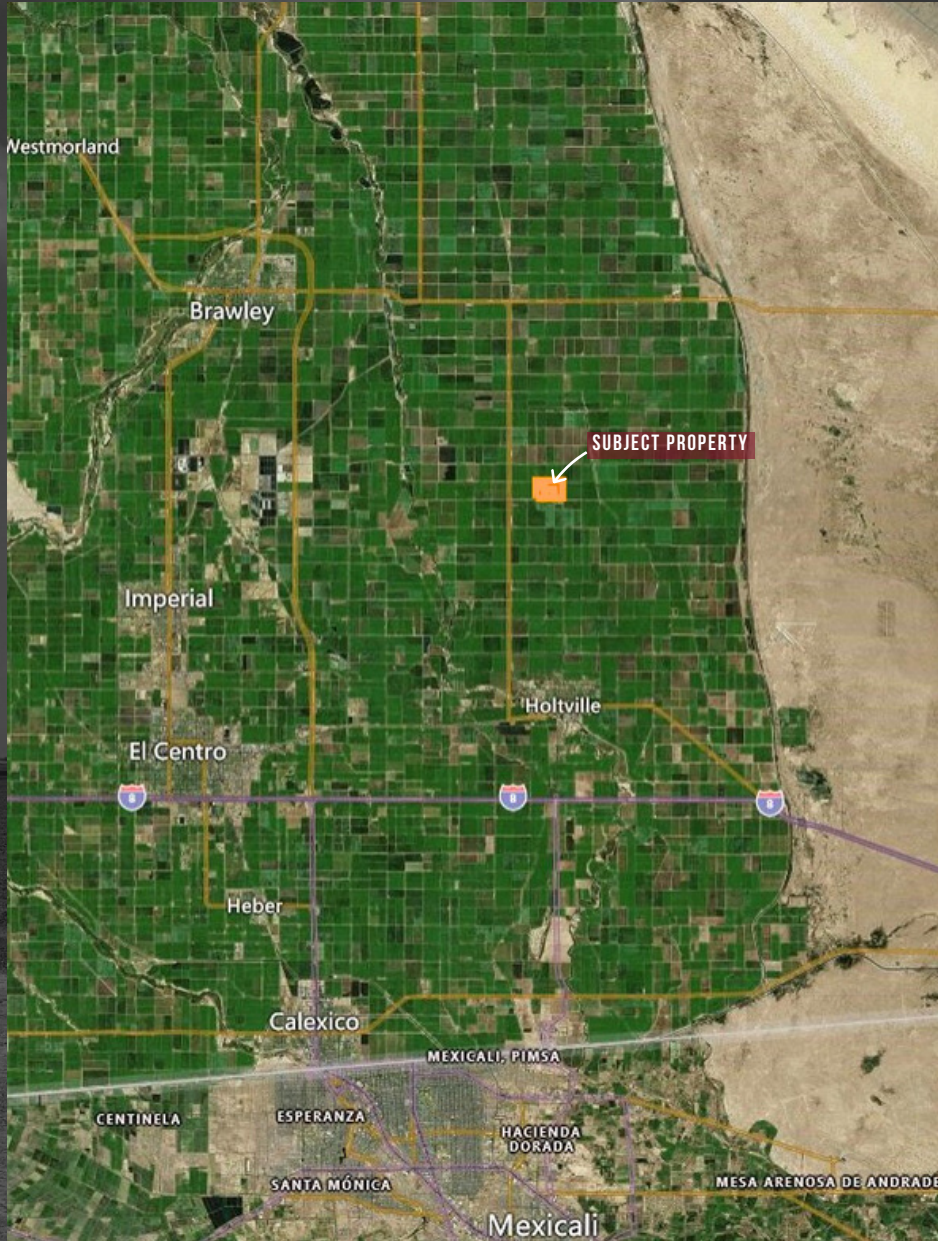
FARM LAND FOR SALE | IMPERIAL COUNTY, CA

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.

HOLTVILLE FARM LAND FOR SALE

±240 ACRES AVAILABLE FOR SALE, IMPERIAL COUNTY, CA 92227

FOR SALE



From Holtville, take Highway 115 and turn right onto Boyd Road. The property will be accessible along Boyd Road

PROPERTY HIGHLIGHTS

- Currently leased, providing income potential for new ownership
- Laser-leveled for efficient irrigation and crop production
- Irrigation service available through the Imperial Irrigation District (IID), with access via the Township Lateral
- Drainage supported by the Township Drain, ensuring reliable water management
- Located in Imperial County with A-2 agricultural zoning
- Strong agricultural infrastructure and regional farming base

HOLTVILLE FARM LAND FOR SALE

FOR SALE

±240 ACRES AVAILABLE FOR SALE, IMPERIAL COUNTY, CA 92227

Search

Map Unit Legend

Imperial County, California, Imperial Valley Area (CA683)

Imperial County, California, Imperial Valley Area (CA683)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Imperial silty clay, wet	0.7	0.3%
115	Imperial-Glenbar silty clay loams complex, 0 to 2 percent slopes, wet	241.8	99.7%
Totals for Area of Interest		242.5	100.0%

