



James Garcia

Broker / Realtor

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0 N Lateral Gate 22 South 1/2
Calipatria, CA 92233

3,334,954/VN
Lot Size

\$0
\$/Lot Size

76.560
Lot Acreage

Land
LP \$555,000



Transaction Type	Sale
Property Subtype	Agricultural
Zoning	A2G
Price Per Acre	\$7,249.22
Sale Type	Standard
MLS#	194461401C
APN	022020013000

Directions: The property is located 4 miles north of Calipatria on the westside of the intersection of Hwy 111 and Simpson Rd.

Remarks: North Calipatria farming area. The property has a history of general field crops like Bermuda Grass, Sugar Beets and Alfalfa. There have been some Spring and Fall mixed lettuce crops farmed under sprinkler irrigation grown on the subject property. The property is operational with income at the present time. The property has a cement ditch, but no tile. It has also been laser leveled in the past. Comps for the property suggest that the asking price is appropriate for the quality of ground for sale under the current market conditions.

Land/Lot Info	
Lot Dimen	
Lot Descr.	Agricultural
Road Frontage	Yes
Ingress/Egress	
Easement	No
Canal/Gate	N Lateral Gate 22, South 1/2
Land Value %	
Mineral Rights	Yes
Tile	No

Potential/Present Land Use	
Bonds & Asmt	
Fence	None
Crops	Bermuda Grass
Present Use	
Special Zone	Other
Possible New Zone	
Assessment	
On File	Soils Report
Moratorium	

Contract Info		DOM 36
List Date	02-12-2019	
List Price	\$555,000	
LP/Lot Size	\$0	
Orig List Price	\$555,000	
Status Date	02-12-2019	
Change Date/Type	03-20-2019/Active	
LeasePer Month/Year	See Remarks	
Owner will Subordinate	No	
Financing	Cash	
Possession	Tenant Rights	

Community/Development	
Subdivision	
HOA Dues	\$0
Annual CFD	No
Annual CFD Amount	\$0

Structure/Utilities	
Electric	None
Gas	None
Sewer	None
Water	Canal
Water Well	No
Water District	Imperial Irrigation District

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. VESTAPLUS™ Copyright © 2019 by The MLS™. Information deemed reliable but not guaranteed. Presented by: James Garcia CALDRE# 01767515



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0 Pear 73
Holtville, CA 92250

1,691,870/VN
Lot Size

\$1
\$/Lot Size

38,840
Lot Acreage

Land
LP \$987,500



Transaction Type	Sale
Property Subtype	Agricultural
Zoning	A2
Price Per Acre	\$12,500.00
Sale Type	Standard
MLS#	194461861C
APN	045500019000

Directions: From the intersection of Evan Hewes Hwy and 115, go north on Hwy 115 for 2 miles. At Kamm Rd., go west 1.0 miles. The subject property will be on the north side of Kamm Rd., approximately 1/4 mile east of the intersection of Kamm Rd. and Dowling Rd.

Remarks: The subject property is an exceptionally nice piece of produce quality farm ground. The ranch has been meticulously farmed and cared for while in produce production recently. It has been organically certified. The ranch is laser leveled, has a cement ditch that is in above average condition, and has adequate tile for the ranch location given that it is located close to the Alamo River, that creates natural drainage. There is a tenant on the subject property, with three years left on his lease the lease pays \$550/gross acre/year. Tenant states that he will vacate the property if the new buyer wants to be an owner/operator of the subject property. If the new buyer is looking for a nice investment return, the ROI with the current rent at the asking price equates out to 3.22%, which is excellent for farm ground. The quality of this upper end, Certified Organic produce ranch make this acquisition extremely attractive, and a "no brainer" for the astute buyer/investor.

Land/Lot Info		Potential/Present Land Use		Contract Info		DOM 68
Lot Dimen		Bonds & Asmt		List Date	01-11-2019	
Lot Descr.	Agricultural	Fence	None	List Price	\$987,500	
Road Frontage	Yes	Crops	Onion	LP/Lot Size	\$1	
Ingress/Egress		Present Use	Agricultural	Orig List Price	\$987,500	
Easement	No	Special Zone	None	Status Date	01-11-2019	
Canal/Gate	Pear Canal, Gate 73	Possible New Zone		Change Date/Type	03-20-2019/Active	
Land Value %		Assessment		Owner will Subordinate	No	
Mineral Rights	Yes	On File	Soils Report	Financing	Cash	
Tile	Yes	Moratorium		Possession	Tenant Rights	

Community/Development		Structure/Utilities	
Subdivision		Electric	In Street
HOA Dues	\$0	Gas	
Annual CFD	No	Sewer	
Annual CFD Amount	\$0	Water	Canal
		Water Well	No
		Water District	Imperial Irrigation District

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449 W A ST
Brawley, CA 92227

**3
Beds**

**Baths 2.00
(2F 0T 0H 0Q)**

**1,134/AS
Sqft**

Single Family
LP \$220,000



Subdivision	Rio Vista North
List Price Per Sqft	\$194.00
Lot Size	7,840/AS
CFD	No / \$0.00
MLS#	194451941C
APN	046252019000
Year Built / Age	1969 / 50
Sale Type	Standard

OPEN HOUSE 03/26/2019 (4:00PM-6:00PM)

Directions: Head North on Highway 86 towards Brawley. Turn left on S Western Ave and another left on W B St. Make a right on N Rio Vista Ave then left on W A St and the home will be on the right-hand side.

Remarks: This well maintained 3 bedroom, 2 bathroom, 1134 sq ft home sits nestled within Brawley's Northwest side. As you enter the home you will find that the homeowners have kept this home in great condition, starting with the laminate flooring that is found throughout the home except for the bathrooms. You will also find a sizable dining area which is open to the kitchen to give the open floor plan feel. Continuing through the home, you will find the kitchen has been updated within the last 10 years as there is newer cabinetry which has corian countertops. Currently there is an electric stove, but there are already gas hookups established at the home. As you make your way from the dining area / kitchen, there is garage access which offers a 2 car garage and continuing to the backyard you will find a covered wood patio off of the West side of the home. This home sits on a 7,840 sq ft lot, so with the patio being on the side makes for a much bigger yard! This home has alley access too!

Community/Development		Structure Info		Contract Info		DOM 0
HOA Dues	\$0	Stories	1	List Date	03-20-2019	
Complex/Assoc Name		Attached/Detached	Detached	List Price	\$220,000	
Assoc Amenities		Guest House/Studio	N/A	LP/SqFt	\$194.00	
Assoc Fees Include		PUD		Orig List Price	\$220,000	
Assoc Pet Rules		Sewer	City	Status Date	03-20-2019	
Community Features		Gas	Natural	Change Date/Type	03-20-2019/New Listing	
		Water	City			

Land/Lot Info		Parking Details	
Zoning		Parking Type	Garage, Garage - 2 Car
Lot Acreage	0.180	Total Spaces	4
Special Zone		Covered Spaces	2
Addl Parcel		Uncovered Spaces	2
Lot Dimen		Garage Spaces	2
Lot Descr		Carport Spaces	0

Interior Features		Exterior Features	
# Fireplaces/Details		Pool	None
AC/Cooling	Air Conditioning, Ceiling Fan	Spa	None
Heating	Central	Roofing	Shingle
Flooring	Laminate, Tile	Fence	Block Wall, Chain Link
Laundry	Garage	Patio	Covered
Equip/Apppl	Ceiling Fan, Electric Dryer Hookup, Gas Dryer Hookup, Oven/Range-Electric	Exterior Constr	Stucco
Rooms	Dining Area, Patio Covered	Foundation	Foundation - Concrete Slab
		Style	

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