

78.59 ACRES FARMLAND

CALIPATRIA, CA - IMPERIAL COUNTY



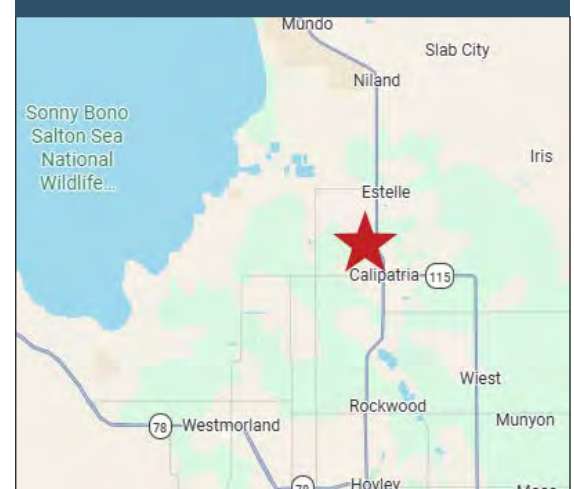
NWC HWY 111 & WILKENSON RD, CALIPATRIA, CA

FEATURES

- Agricultural property with potential for solar facility
- Imperial County has top priority rights to Colorado River water
- Imperial County has been identified as one of the ideal geographic locations in the world for solar energy
- Currently leased through June 2026

PRICE: \$785,900 (\$10,000/ACRE)

IMPERIAL COUNTY



VICINITY MAP



3/5/26 JC



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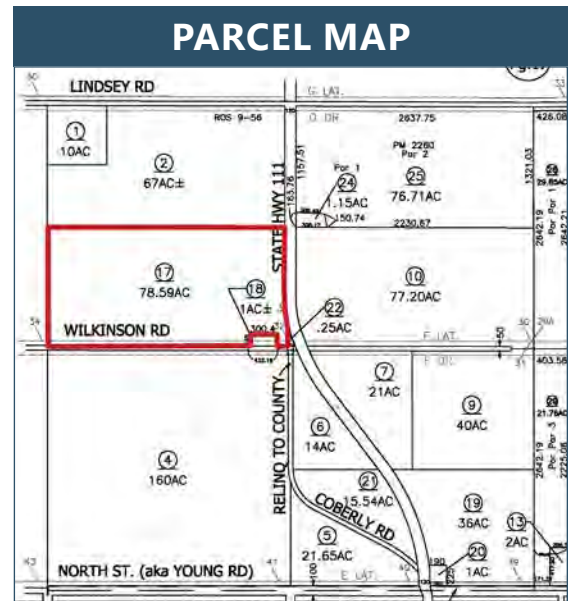
AERIAL & SITE AMENITIES



Directions: From Interstate 10, travel east towards Expressway 86S. Keep right on Expressway 86 and travel 12 miles to CA-195. Turn left on to CA-195 E (Avenue 66). Travel .8 miles and turn right on Highway 111. Travel 50 miles to Wilkinson Road and the property is located at the northwest corner of Highway 111 and Wilkinson.

SITE AMENITIES

- **Location:** The property is located off Highway 111 just before Calipatria, CA in the County of Imperial
- **APN:** 023-020-017-000
- **Size (According to County Assessor's Information):** 78.59 Acres
- **Zoning:** [Click here to view A2G \(General Agricultural\)](#)
- **General Plan:** AG (Agriculture)
- **Utilities:**
 - Electric: In Street, Highway 111 (Buyer to verify)
 - Irrigation Water: F Lateral / Gate 32
- **Soils:** 114 - Imperial Silty Clay, wet
- **Terms:** Cash
- **Lease:** Currently leased at \$250/AC/Year. Lease expires 6/30/26.



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.