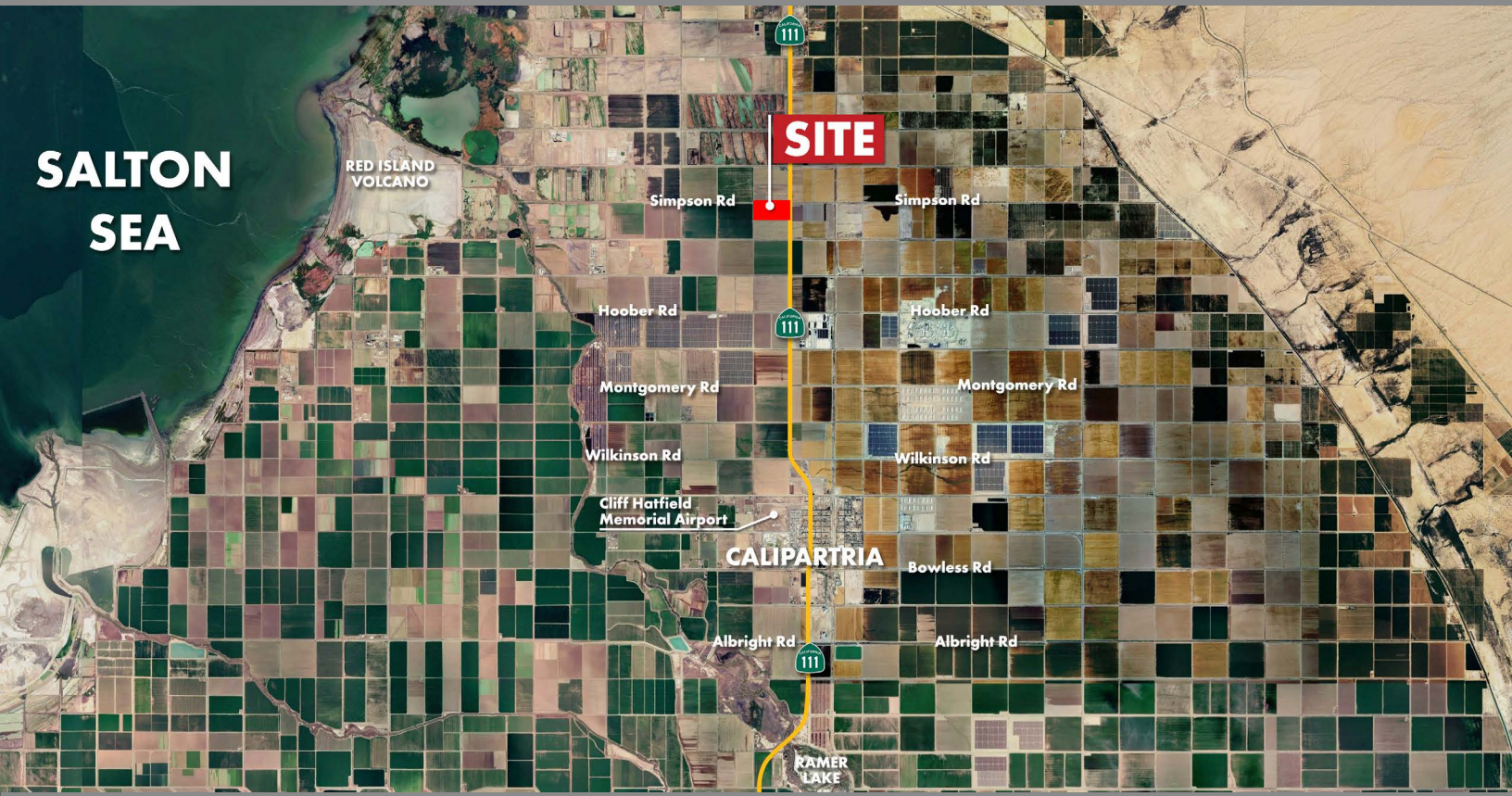


79.48 ACRES FARMLAND

CALIPATRIA, CA - IMPERIAL COUNTY



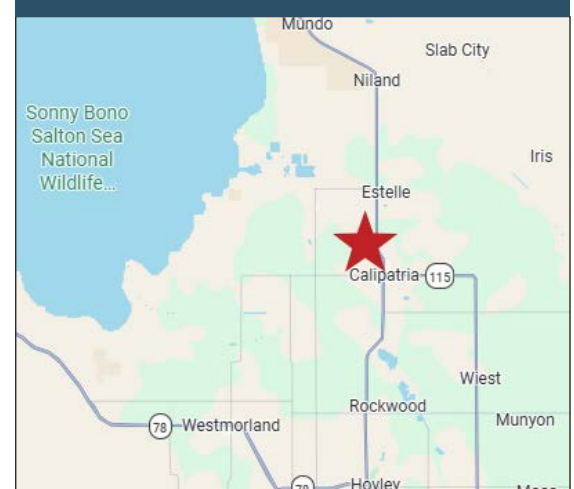
7399 HIGHWAY 111, CALIPATRIA, CA

FEATURES

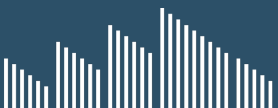
- Agricultural property with potential for solar facility
- Imperial County has top priority rights to Colorado River water
- Imperial County has been identified as one of the ideal geographic locations in the world for solar energy
- Leased until June 30, 2027

PRICE: \$755,060 (\$9,500/AC)

IMPERIAL COUNTY



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

6/30/26 KA



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



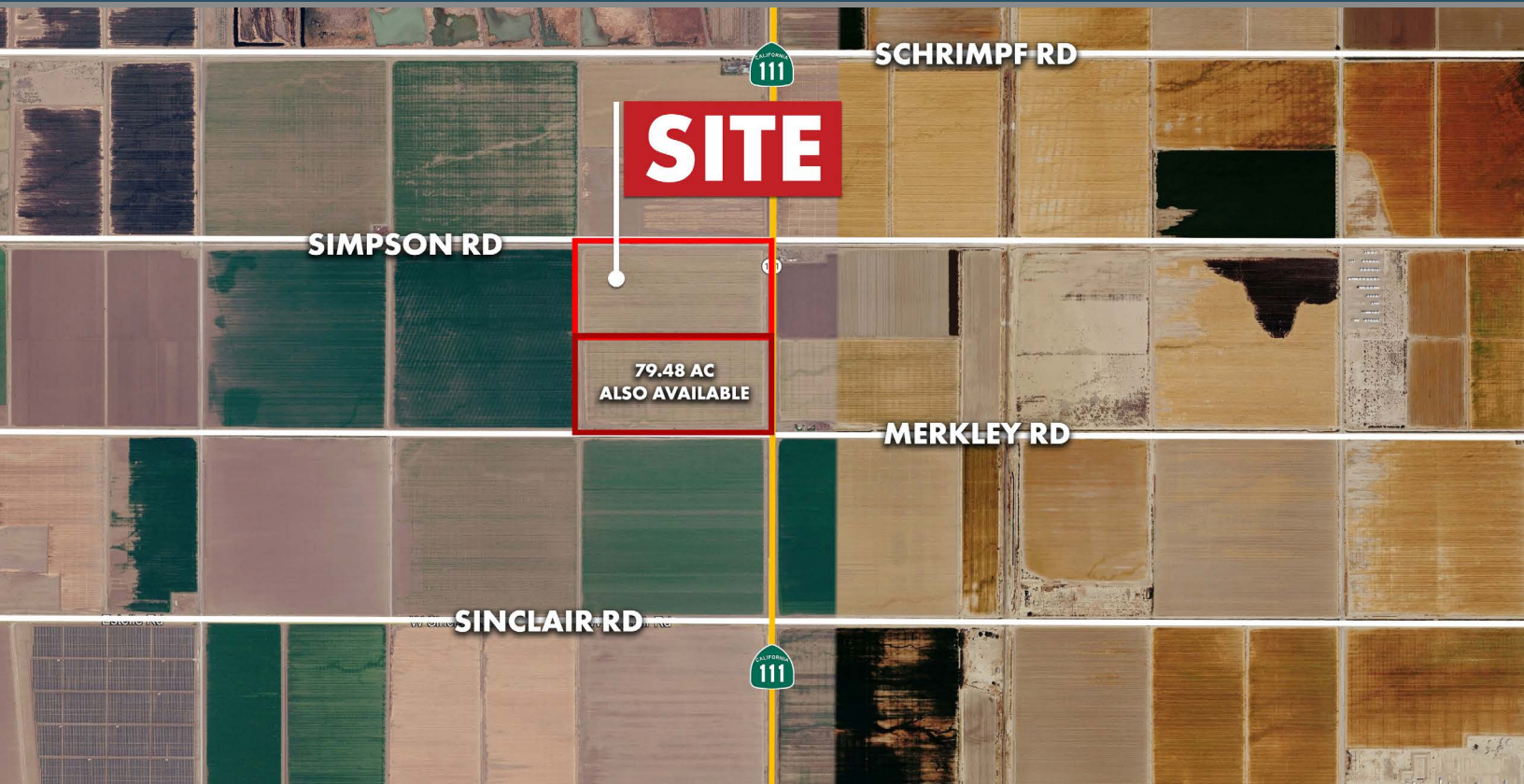
MARK MCMANIS

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markm@dppllc.com
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DesertPacificProperties.com 760.360.8200

79.48 ACRES FARMLAND

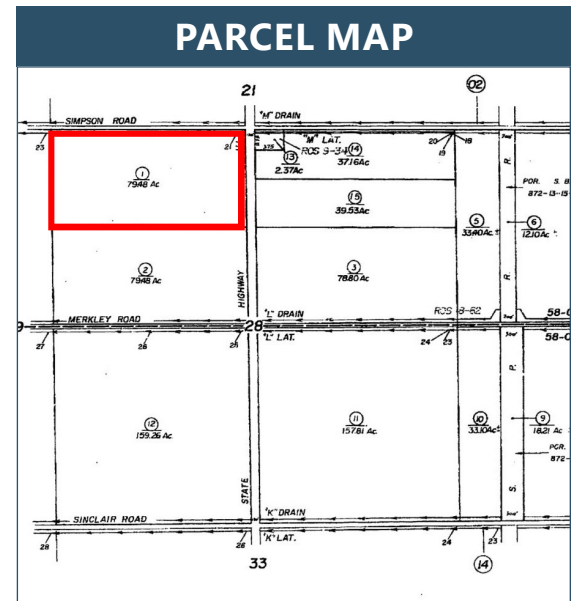
AERIAL & SITE AMENITIES



Directions: From Interstate 10, travel towards Expressway 86S. Take Expressway 86 south 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 Simpson Road and the property is located at the southwest corner of Highway 111 & Simpson Road.

SITE AMENITIES

- **Location:** The property is located at the southwest corner of Highway 111 and Simpson Road just north of Calipatria, CA in the County of Imperial.
- **APN:** 022-110-001
- **Size (According to County Assessor's Information):** 79.48 Acres
- **Zoning:** [Click here to view A2G \(General Agricultural\)](#)
- **General Plan:** AG (Agriculture)
- **Utilities:**
Electric: In Street, Highway 111 (Buyer to verify)
Irrigation Water: M Lateral / Gate 22
- **Soils:** 114 - Imperial Silty Clay, wet; 115 - Imperial-Glenbar silty clay loams complex, 0-2% slopes, wet
- **Terms:** Cash
- **Lease:** Leased until 6/30/27 at \$10,800/year



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.