LISBON

Lemon Grove

64± Acres - Imperial Valley, CA | $795,000

CUSHMAN & WAKEFIELD

Property Overview

$795,000

HIGHLIGHTS

Desert grove that, historically, has not needed frost protection

Reliable and affordable Imperial Irrigation District water

Opportunity to increase yield through re-planting portions of the grove

LOCATION

Southwest corner of Garvey Road & Andre Road, Westmorland, Imperial County, CA

APN

034-160-021

SIZE

63.72 gross acres; 58± planted acres

Agricultural Details

$795,000

WATER DISTRICT

Imperial Irrigation District (IID). The farm is categorized as "mesa lands" within the Imperial Unit of Imperial Irrigation District.

The following table outlines the price for irrigation water.

Quantity	Water Rate
The first 6 acre-feet (AF) per acre delivered per year	$20 per acre foot
All over 6 AF per acre delivered per year and up to 8 AF delivered per year	$40 per acre foot
For all over 8 AF per acre delivered per year	$80 per acre foot

IRRIGATION SYSTEM

The ranch receives water from IID Westside Main Canal Gate 84. The irrigation infrastructure is believed to be in good, operable condition.

The following are highlights of the system:

- Two 20 HP pumps
- One 7.5 HP Supplemental pump
- 300 GPM (Estimated production)
- 19 GPH Micro sprinklers
- Electric usage averages $800 per month
- The ranch uses approximately 6.4 AF per tree acre per year

PLANTED AREA

58± acres planted, three main blocks broken down as follows:

	Block 1	Block 2	Block 3
Age	26 years old	20 years old	20 years old
Spacing	12.5' x 27'	25' x 27'	25' x 27'
Size	16 acres	21 acres	21 acres

PRODUCTION HISTORY

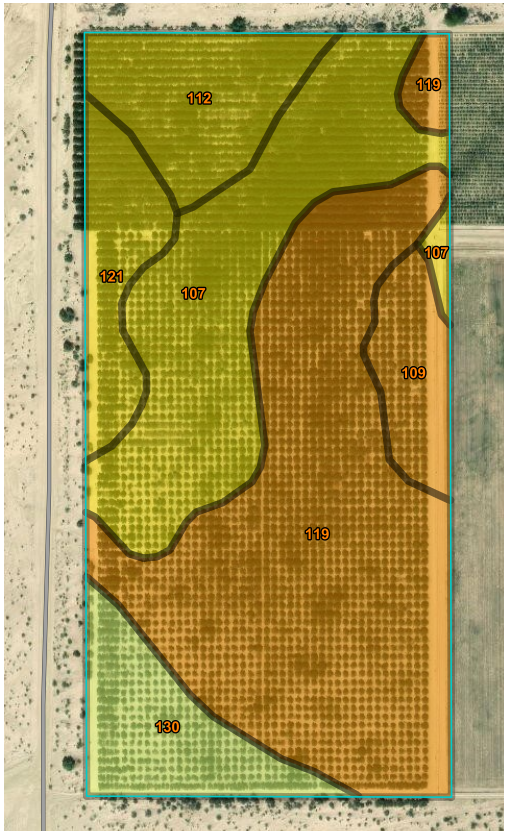
2017	13,200 field boxes
2016	11,316 field boxes
2015	16,816 field boxes
2014	16,128 field boxes

ELECTRICITY

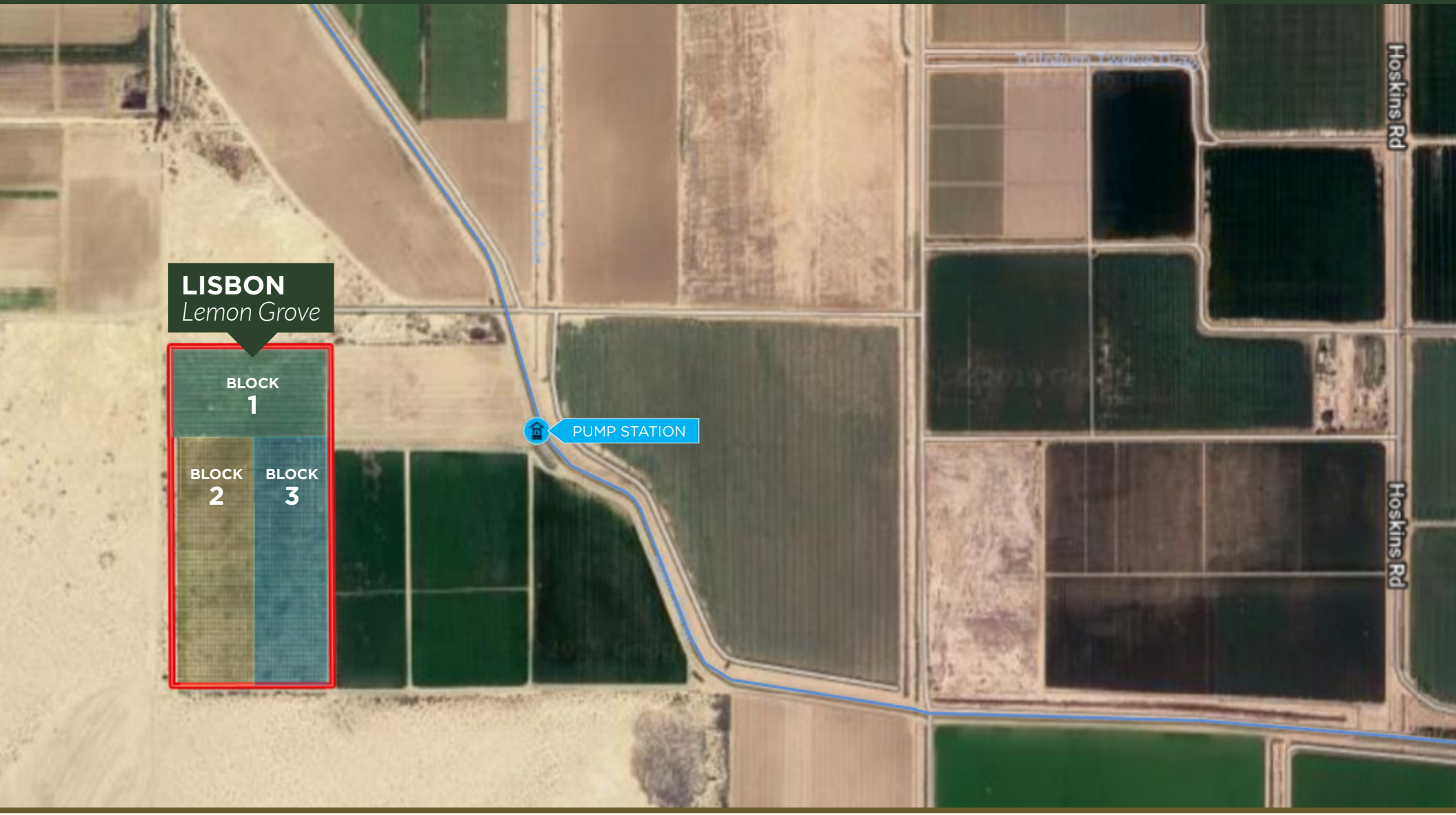
Annual Electricity Cost	
2018	$6,722.25

SOILS

Class II	49.9%
Class III	41.3%
Class IV	8.9%



Price — $795,000



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