

PHILLIPS CATTLE CO. - HWY 98 FEEDLOT

79.89± ACRES | IMPERIAL COUNTY, CALIFORNIA

\$725,000

(9,075\$/Acre)



PROPERTY HIGHLIGHTS

- 5,000± HEAD CAPACITY (BUYER TO VERIFY)
- 58± ACRES OF FARMLAND, SHOP, & RESERVOIR
- IMPERIAL IRRIGATION DISTRICT
- EASY ACCESS OFF HIGHWAY 98



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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VISALIA

3447 S. Demaree St.
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Bakersfield, CA 93309
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

79.89± acres of feedlots, open land, shop, and reservoir. The property is surrounded by the Imperial Valley Solar Project. In addition to feedlot and farming, some alternative uses for the property may be solar or battery infrastructure.

LOCATION

The property is accessible off the south side of Highway 98. Address: 903 W US Highway 98 Calexico, Ca 92231

ZONING

A-2 (General Agriculture).

WATER

The property is within and receives water from Imperial Irrigation District. There is also one reservoir on the property.

BUILDINGS

There is one open shop building on the property.

PLANTINGS

In addition to the feedlot corrals and facility, the property has 28± acres of irrigated farmland with room for expansion.

PRICE/TERMS

\$725,000 (\$9,075 / acre) all cash at close of escrow. Purchase is subject to court overbid and approval. Buyer must purchase the property subject to the existing agricultural lease agreement, and is purchasing in an "as is" condition with no warranties or guarantees from the Seller. Buyer must verify the condition of the property and all the information provided in this marketing brochure. Title company: Orang Coast Title - Santa Ana, CA.

The Superior Court of Imperial, CA has appointed Juanita Schwartzkopf of Focus Management Group as Receiver for assets of Phillips Cattle Co, Western Meats Processors Inc, and the Phillip Himmelfarb Testamentary Trust dated April 9, 1997, including the property being sold, in case no. ECU003066. A copy of the receiver appointment order is available from Pearson Realty.

*WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION



PARCEL INFORMATION

LEGAL

Imperial County APN: 052-210-042
Located in portion of Section 14, T17S, R13E,
M.D.B.&M.



PROPERTY VIDEO







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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