

PHILLIPS CATTLE CO. - MAIN FEEDLOT \$4,300,000

369.26± ACRES | IMPERIAL COUNTY, CALIFORNIA

\$(11,645/Acre)



PROPERTY HIGHLIGHTS

- 142± AC FARMLAND, GRAIN PROCESSOR, & MULTIPLE SUPPORT BUILDINGS
- IMPERIAL IRRIGATION DISTRICT
- FEEDLOT WITH 11,000± HEAD CAPACITY
- 910 NICHOLS RD EL CENTRO, CA 92243



PEARSON
REALTY

Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

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4900 California Ave., #210B
Bakersfield, CA 93309
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Located in El Centro, California is 369.26± acres with cattle feed infrastructure and 142± acres of irrigated farmland. There is a grain processor, maintenance shops, one office and one home on the ranch. El Centro is a main access point for cattle coming out of Mexico and the Southern USA, providing an opportunity for other feedlot, beef processors, and ranchers to utilize the location for logistical benefits.

LOCATION

The main entrance to the ranch is located off the southeast corner of Nichols Road. Address: 910 Nichols Rd El Centro, Ca 92243

ZONING

A-3 (Heavy Agriculture).

WATER

The ranch is within and receives water from Imperial Irrigation District.

BUILDINGS

The ranch has a grain processor, mechanic shop, truck scale, office, home, and other support buildings.

FEEDLOT

11,000± head capacity (Buyer to verify).

142± acres of farmland (Currently leased until March 31, 2026 for \$400/ per acre per year).

PRICE/TERMS

\$4,300,000 (\$11,645 / 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: Orange 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

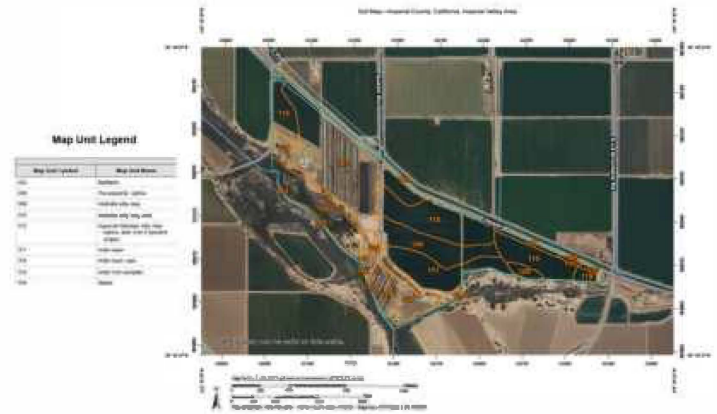
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real 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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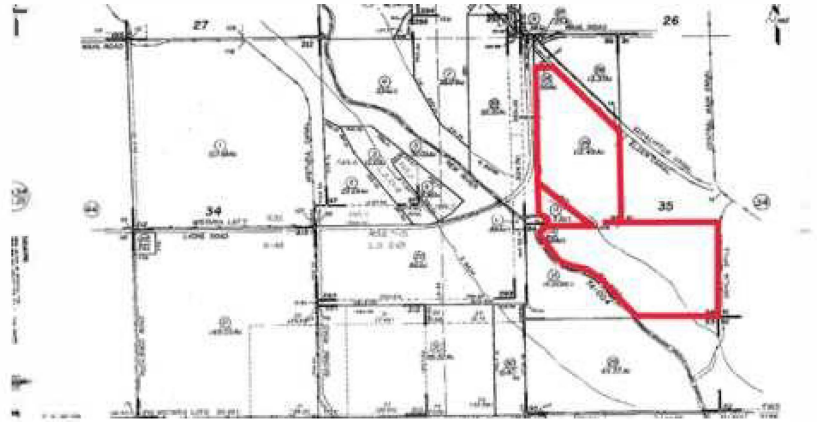
SOILS INFORMATION



PARCEL INFORMATION

LEGAL

Imperial County APNs: 052-350-013 & 026; 052-340-008, 018, 021, 025, 026, 027, & 030; 052-180-036. Located in a portion of Section 35, T16S, 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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