

BOJAX DATE ORCHARD

±350 ACRES | IMPERIAL COUNTY, CALIFORNIA



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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OVERVIEW



Bojax Date Orchard - Farmland Investment Opportunity in Imperial, California

The Imperial Valley supports approximately 527,000 harvested acres and generates roughly \$2.49 billion in annual agricultural output, remaining a cornerstone of production in the southwestern U.S. agricultural market and underscoring its continued strength despite recent water and acreage constraints in other irrigation districts. Bojax Date Orchard offers investors a unique opportunity to capitalize on the growing demand for emerging date varieties.

Location & Growing Conditions

Bojax Date Orchard benefits from several key advantages:

- Reliable water access through the Imperial Irrigation District (IID), supported by Priority 1 Colorado River rights dating back to 1895.
- Ideal growing conditions, including a warm climate, fertile soils, and minimal rainfall.
- A strategic location that provides efficient access to both labor and export markets.



EXECUTIVE SUMMARY



LOCATION	Majority of the property is located ±3.5 miles east of Niland. Remaining acreage is North of Niland, East of CA State Route 111
SIZE	±350.51 Acres
TOTAL PURCHASE PRICE	\$4,461,500 - NDX Planted Orchard: \$30,000/acre - EHL Planted Orchard: \$18,000/acre - East Mesa open farmland: \$5,000/acre
TAXES	\$16,491.60 (2025)
ZONING	A2 & A2G (General Agriculture Zone)
UTILITIES	- Imperial Irrigation District Electricity, Irrigation - Natural Gas
IRRIGATION	Imperial Irrigation District (IID)

WATER CONSERVATION	On-Farm Efficiency Conservation Program (OFECP)
PROPERTY HIGHLIGHTS	- Irrigated Single Line Drip - Sand Media Filter Stations - Unique Date Varieties

PLANTINGS

VARIETY	EHL 57 TREE COUNT (PLANTED 2022)	NDX108 TREE COUNT (PLANTED 2017-18)	COMBINED TOTAL
Del Toro	2,750	996	3746
Del Toro (Interplanted)	280	0	280
Abada	200	306	506
TR - Cotton Candy	1391	2,480	3,871
Khlas	150	240	390
Males	0	19	19
Total Date Trees	4,771	4,041	8,812

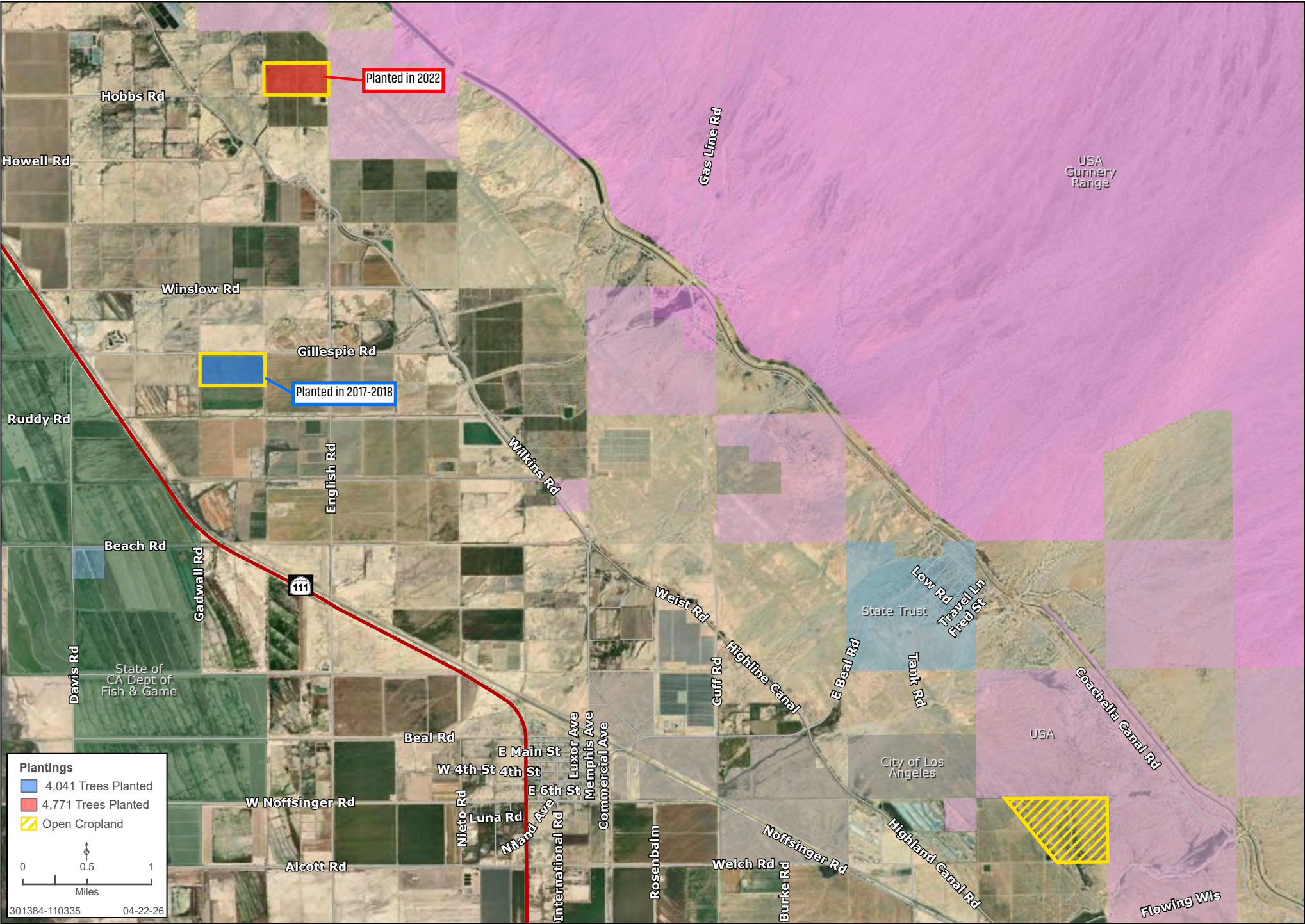


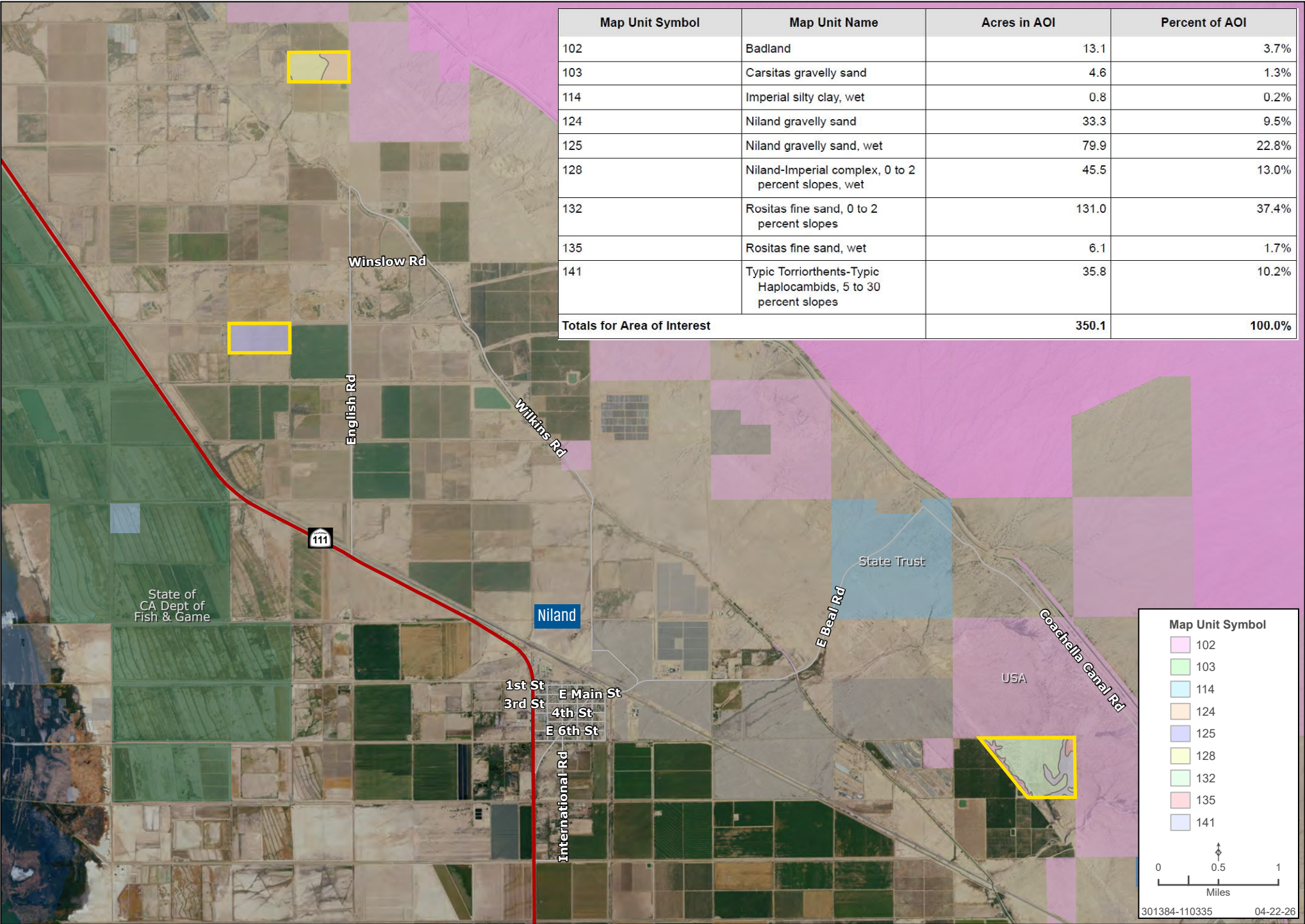
PROPERTY PHOTOS



PLANTINGS | BOJAX DATE ORCHARD

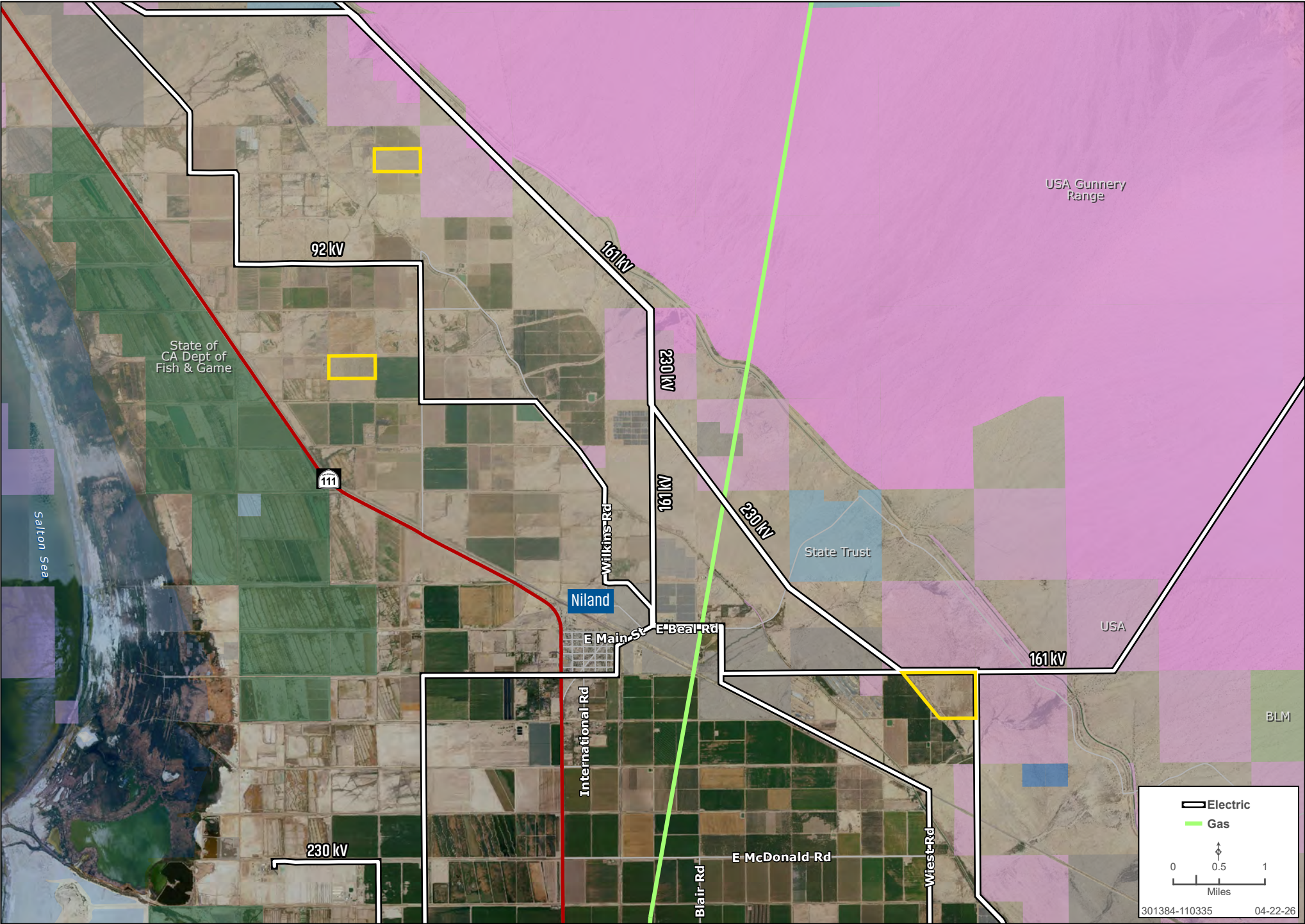
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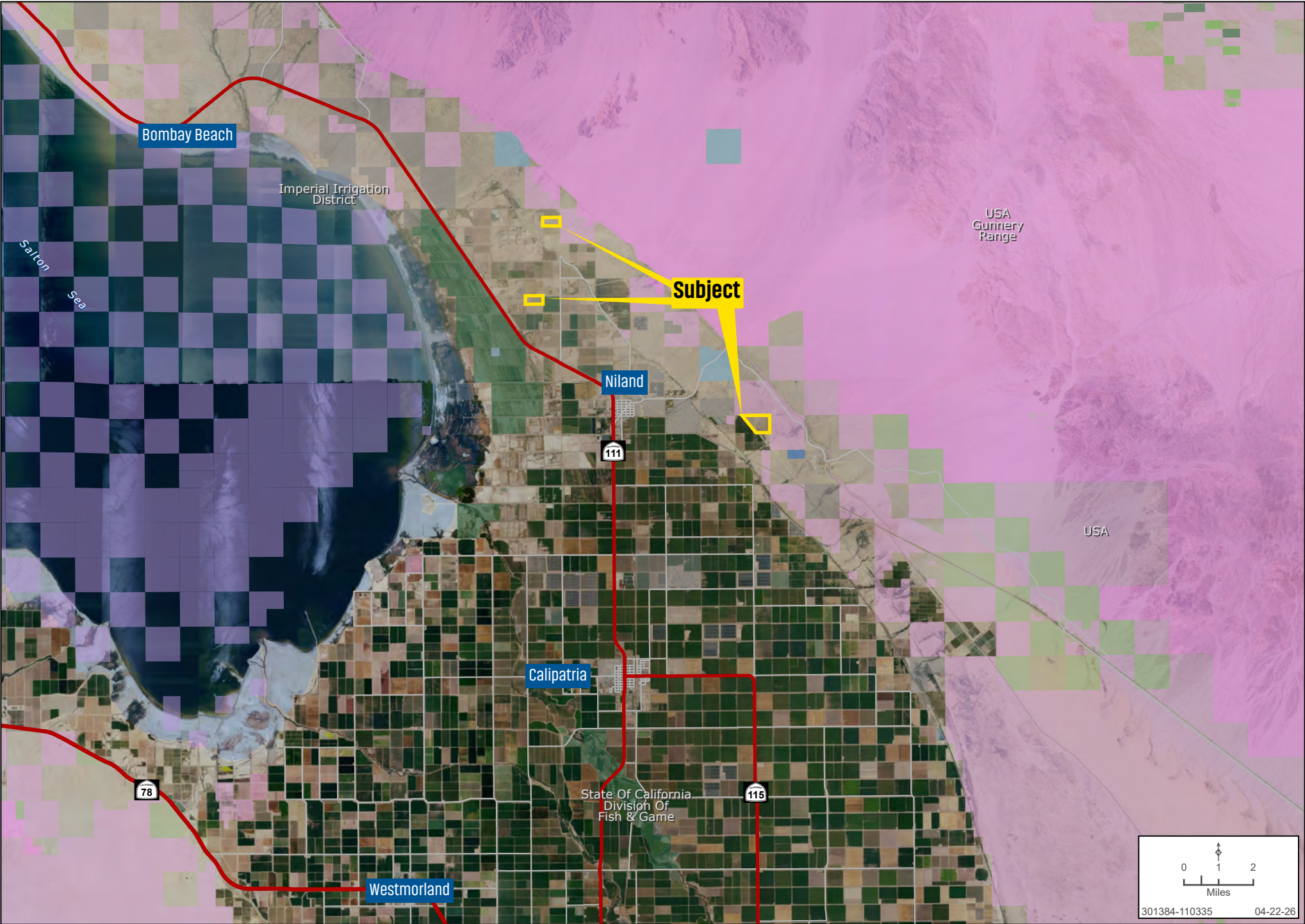
UTILITIES | BOJAX DATE ORCHARD

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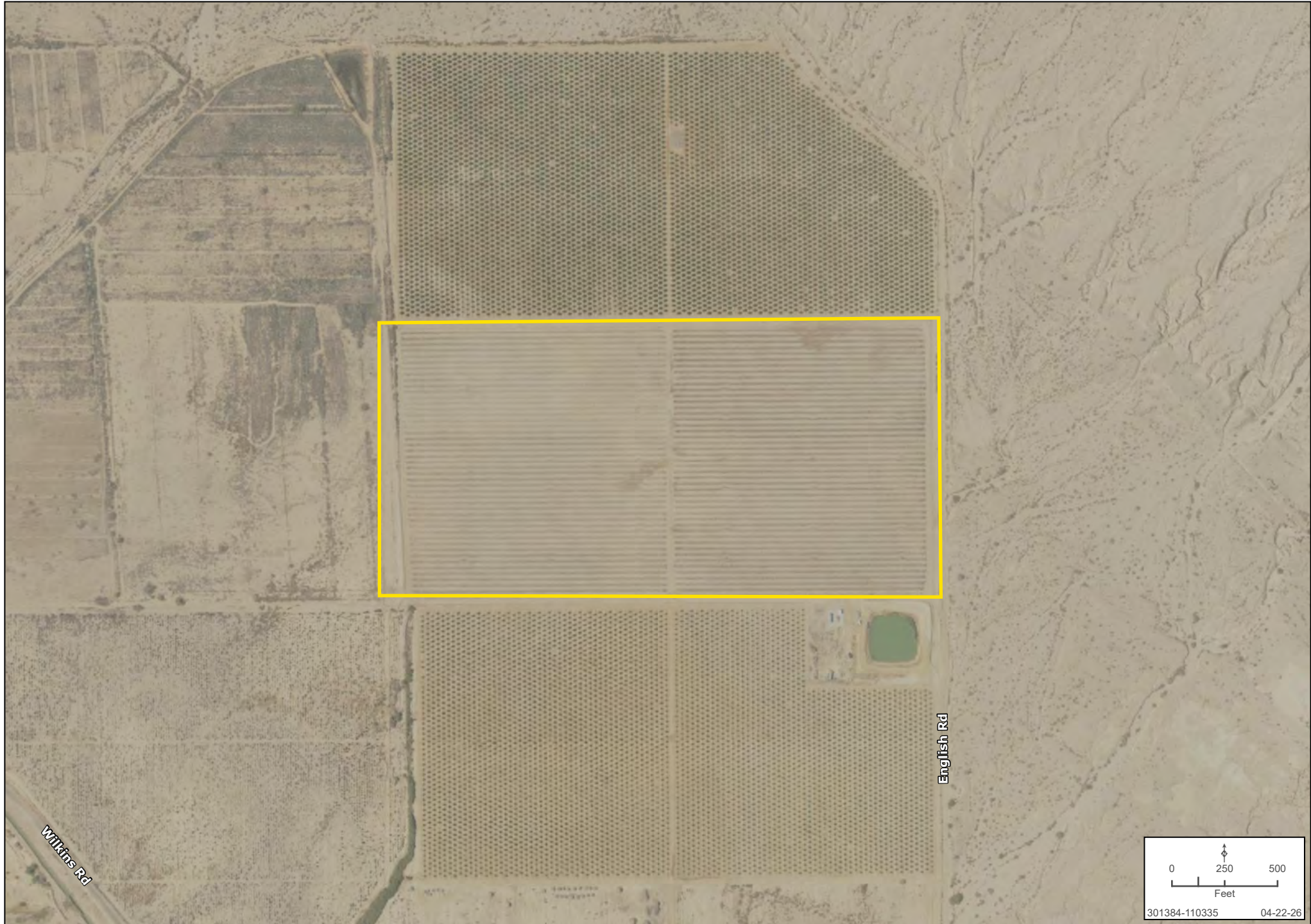
REGIONAL | BOJAX DATE ORCHARD

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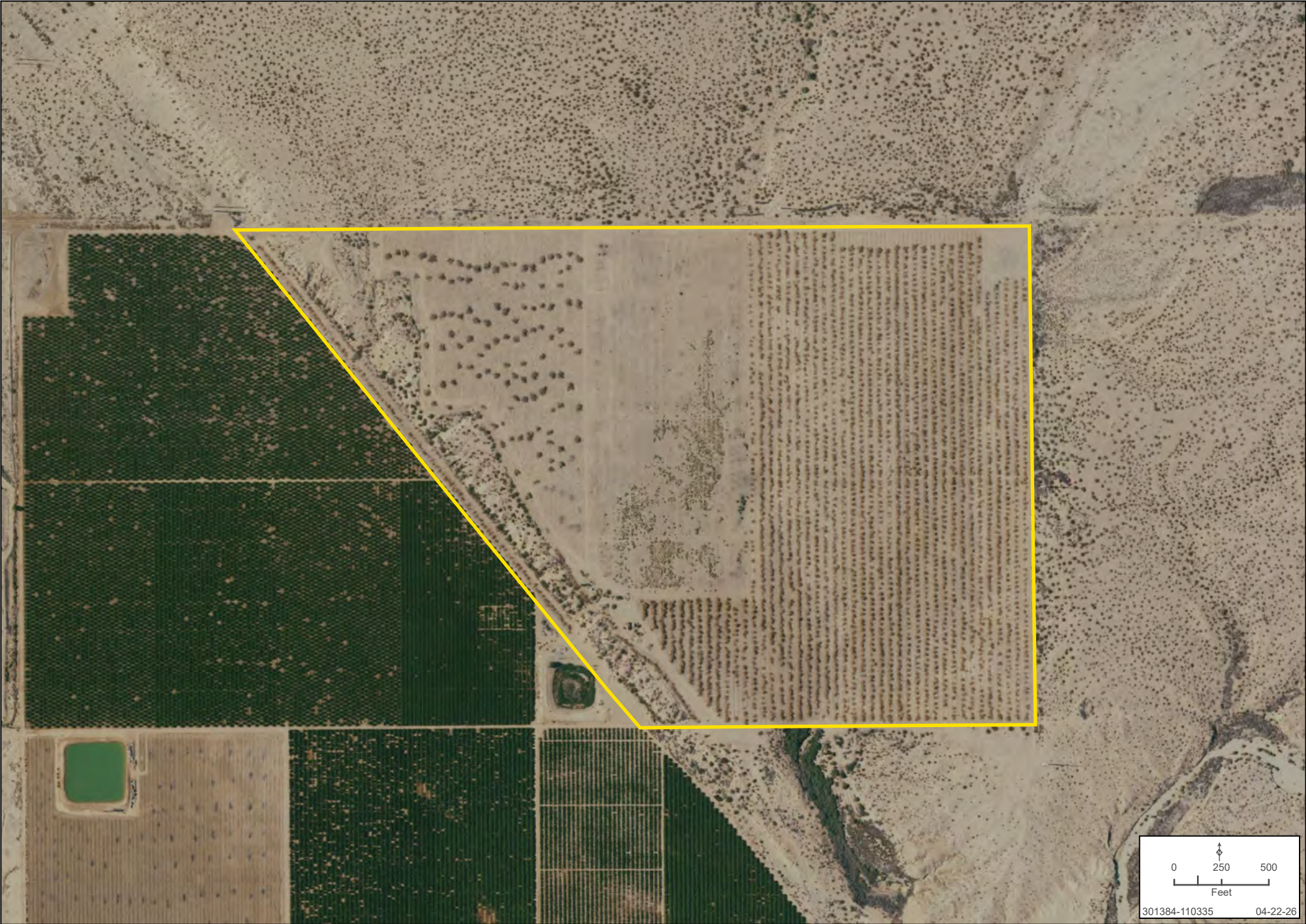
DETAIL - NORTH PROPERTY | BOJAX DATE ORCHARD

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DETAIL - SOUTH PROPERTY | BOJAX DATE ORCHARD

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DETAIL - WEST PROPERTY | BOJAX DATE ORCHARD

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