

# 83.18 AC MARITA CITRUS RANCH

WARM OASIS AREA



**77TH AVE & EAST OF FILMORE ST, OASIS, CA**

## FEATURES

	Acreage	Tree Count	Year Planted
<b>Minneolas</b>	15.22	2,340	'98, '02, '04
<b>Sweet Limes</b>	14.04	1,676	'98, '02, '04
<b>Fairchilds</b>	11.42	919	'93, '95, '97
<b>Royals</b>	.4	40	'95, '02
<b>Sour Orange</b>	3.20	480	'02
<b>Tango Mandarin</b>	34.22	5,087	'10
<b>Deglet Date</b>	.10	8	'93

**ASKING PRICE: \$1,746,780 (\$21,000/AC)**

## COACHELLA VALLEY



**VICINITY MAP**



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## AERIAL & SITE AMENITIES



VARIETY	BLOCK #
Sweet Lime	1, 2, 4c
Minneola	1, 2, 4a
Fairchild	3, 5, 7
Royals	3, 4
Tango	6
Deglet	7
Seville Sour Orange	4b

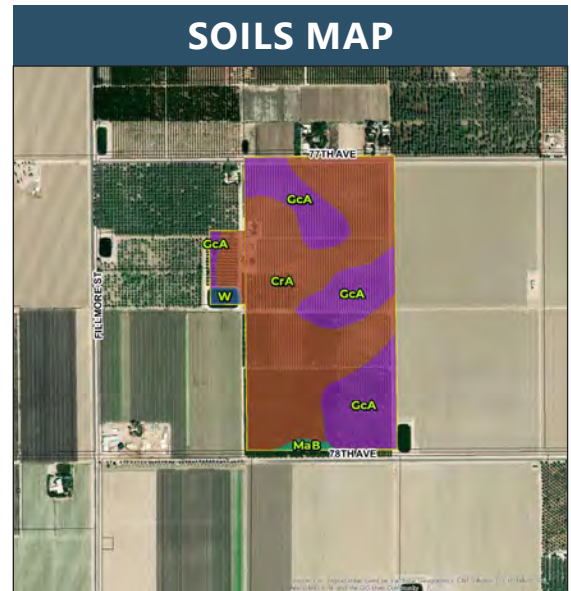


**Directions:** From eastbound I-10 take the exit for SH- 86 continue 12.7 mi then turn right on 66th Ave. In 5.3 mi. turn left on Pierce St. and then left on Harrison St. Turn right on the first cross street onto 77th Ave. Destination will be on the right.

### SITE AMENITIES

- **APN:** 755-170-007, 013
- **Parcel Size:** 83.18 AC
- **Zoning:** A-1-10 (Light Agriculture, 10 acre min. lot size)
- **General Plan:** AG (Agriculture)
- **Canal Water:** Meter #1239 Single emitter drip irrigation
- **Reservoir:** Yes
- **Tiled:** Yes
- **Soils:** CrA (Coachella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Improvements:** 1 concrete block home (1 bd/1ba), 2 double wide mobile homes, older home (vacant), barn, workshop, domestic well
- **Lease:** 3 units leased. Total rent income: \$1,900

### SOILS MAP



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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.