

# TURN KEY DATE RANCH

DESERT CENTER, CA



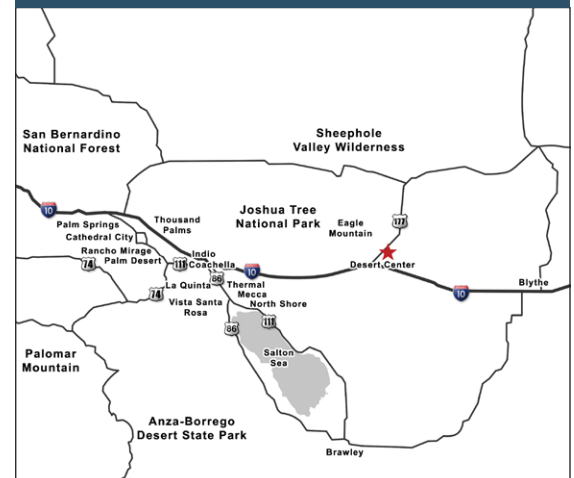
39905 CAPP RD, DESERT CENTER, CA

## FEATURES

- Approximately 925 Honey and Empress Date Trees on Drip Irrigation
- Majority of the trees 10 ft to 15 ft with 20 ft x 23 ft spacing on diamond pattern are planted between 2008 and 2012
- Just off the junction of I-10 & State Route 177
- Midway between Los Angeles, CA and Phoenix, Arizona
- Near the Chuckwalla Valley Raceway
- 17000 KW Solar Panel
- Includes Packing Shed, Packing Line, Cold Room, Freezer Container, Dry Storage Container, & Cold Storage Container, Permitted mobile home site with water & septic installed. Also includes equipment, backhoe, tractor, limb grinder, and more.

**PRICE: \$1,700,000 (\$25,301/AC)**

## COACHELLA VALLEY



VICINITY MAP



06/14/23 LO



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## AERIAL & SITE AMENITIES



## SITE AMENITIES

- **Location:** Property is located at 39905 Capp Rd, Desert Center, CA
- **Zoning:** W-2-10 (Controlled Development, 10-acre min. lot size)
- **Allows:** [Click here for RivCo Zoning Ordinance](#)
- **General Plan:** OS - RUR (Open Space - Rural)
- **APN:** 811-130-004, 012
- **Parcel Size (According to County Assessor's Information):** 67.19 acres
- **Utilities:**
  - Electric: On site
  - Sewer: Septic
  - Well: Yes with two storage tanks (5,000 gal & 2,800 gal)
  - Depth: 400'
  - Size: 6"
  - Horsepower: 5HP
- **Current Use:** Date Farm
- **Terms:** Cash

## PROPERTY PHOTOS



760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.



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## ADDITIONAL PROPERTY PHOTOS

### EQUIPMENT INCLUDED

[Click here to view equipment included in sale](#)



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