

9.6 ACRES DATE RANCH WITH TWO MOBILE HOMES

VISTA SANTA ROSA, CA



83550 AVE 58, VISTA SANTA ROSA, CA

FEATURES

- 9.6 Acres date ranch with two mobile homes
- Build your own private estate in a wonderful open county atmosphere
- In an area of many equestrian estates, half a mile from Rancho Polo Equestrian Club, 3 miles from Empire Polo and 2 miles to Desert International Horse Park
- Close to La Quinta's old town fine dining/shopping and many country clubs such as Andalusia, The Palms, PGA West, and Madison Club
- 810 prime date palms ranging in size between 3' and 20'
- In Opportunity Zone which provides potential tax incentives

PRICE: \$1,100,000 (\$114,583/AC)

COACHELLA VALLEY



VICINITY MAP



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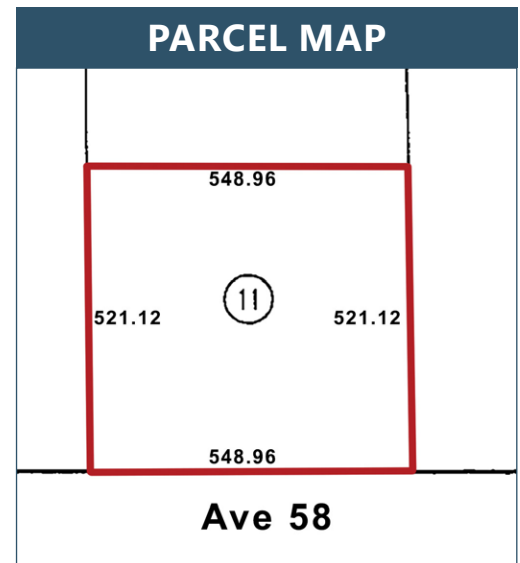
9.6 ACRES DATE RANCH WITH TWO MOBILE HOMES AERIAL & SITE AMENITIES



Directions: From Interstate 10 traveling east, exit on Monroe St. south, travel 7.75 miles, turn east (left) on 58th Avenue for 1.5 miles. Property is on the north (left) side.

SITE AMENITIES

- **Location:** The property is located on Avenue 58 East of Jackson St in Vista Santa Rosa but adjacent to the city limits of La Quinta
- **Zoning:** A-1-20 (Light Agriculture, 20 ac min. lot size)
- **General Plan:** AG (Agriculture)
- **APN:** 764-170-011
- **Parcel Size (According to County Assessor's Information):** 9.6 acres
- **Utilities:**
 Electrical: To Property
 Private Well: 500' Depth, 8" Casing, 15 HP, 220 gal./min.
 Domestic Water: 18" Line on Ave 58/Monroe St (1.5 miles away from property)
 Sewer: 18" forced main on Ave 58 (runs directly to the property)
- **Soil Type:** IT (Indio very fine sand loam, wet)
- **Tiled:** TD-384
- **Opportunity Zone:** Yes
- **Terms:** Cash
- **Comments:** Great opportunity to build your own private estate amidst a 10 Acre Date Ranch. Close to Old Town La Quinta's fine dining, restaurants and shopping. Close proximity to Andalusia Country Club, The Palms Country Club, PGA West, and Madison Club. In the sphere of influence of the City of La Quinta. The date trees are planted too tight so seller is in the process of removing 8 rows in order to thin out the planting. Seller desires to have the option to remain on the property after close of escrow while finding a home to relocate to.



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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.