

# 56 ACRE LEMON & CITRUS RANCH

## WARM COACHELLA VALLEY

OPPORTUNITY  
ZONE



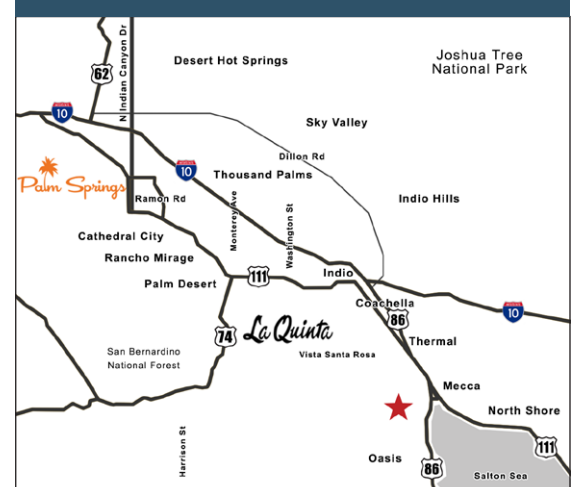
**E HARRISON ST & AVE 72, OASIS, CA**

### FEATURES

- Located in Oasis, a very desirable farming area in the Coachella Valley
- Oasis is known for its fertile soil and warm ground
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Approx. 26 AC of Lisbon Lemons & Approx. 28 AC of Red Rio Grapefruits
- Coachella Valley has one of the earliest harvests in the U.S.
- In Opportunity Zone, providing potential tax benefits
- Priced to sell!

**PRICE: \$900,000 (\$16,014/AC)**

### COACHELLA VALLEY



**VICINITY MAP**

  
**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE

03/04/24 JC



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## AERIAL & SITE AMENITIES



**Directions:** From I-10, slightly merge to Expressway 86 (South). Continue straight for about 22 miles. Turn right and exit on Ave 66. Continue straight and turn left onto Pierce St. In one mile, turn left onto Ave 70. Take another left onto Fillmore St. In half a mile, turn right to Ave 72. The property will be on your left and right. Use 87550 Ave 72, Thermal, CA 92274 for GPS navigation purpose.

## SITE AMENITIES

- **Location:** Property is located at east of Harrison St & NEC & SEC Avenue 72 in Oasis, CA
- **APN:** 749-160-010 (28 AC), 749-240-005 (28.2 AC)
- **Parcel Size (According to County Assessor's Information):** 56.2 Acres
- **Zoning:** A-1-10 (Light Agriculture, 10-acre min. lot size)  
[Click here for RivCo Zoning Ordinance](#)
- **General Plan:** AG - Agriculture
- **Utilities:**  
Irrigation Water: Meter #1262-026  
Electricity: In Street  
Domestic Water: 30" Main Line in Harrison St & Ave 72  
Sewer: No sewer in the area  
Reservoir
- **Tile Drains:** No
- **Soil:** GbA - Gilman Fine Sandy Loam, 0-2% Slopes;  
Ip - Indio Fine Sandy Loam
- **Terms:** Cash

## PRODUCTION

| Ranch Name          | Acreage            | # of Trees | Year Planted |
|---------------------|--------------------|------------|--------------|
| Lisbon Lemons       | (Approx.)<br>26 AC | 1,490      | 1992         |
| Rio Red Grapefruits | (Approx.)<br>28 AC | 3,682      | 1983         |

## AERIAL



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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.