

9 ACRE ORGANIC LEMON RANCH

NWC AVE 67 / VAN BUREN ST, VISTA SANTA ROSA
COACHELLA VALLEY

OPPORTUNITY
ZONE

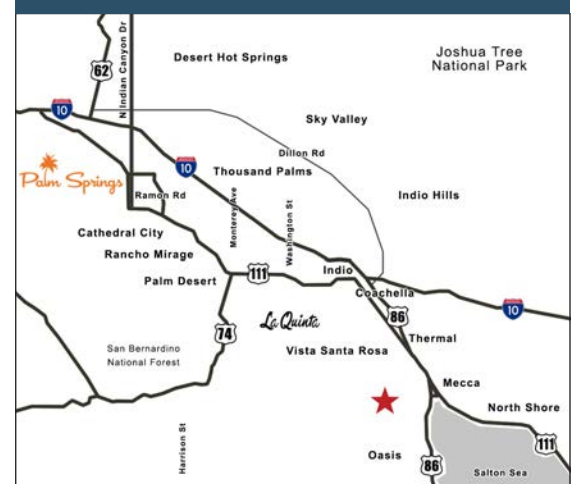


FEATURES:

- Just 7.5 miles from Coachella Music Festivals
- Organic lemon ranch with 910 Lisbon lemon trees
- Rare opportunity to purchase a 9 acre parcel in desirable Vista Santa Rosa, an area surrounded by many equestrian estates and high-end country clubs
- One mile from the acclaimed Ladera Golf Club, named Best New Golf Course by Golf Digest
- 4.5 miles south of Desert International Horse Park
- In Opportunity Zone, providing potential tax incentives
- Oversized reservoir
- Underground irrigation system
- Easy access to Expressway 86

PRICE: \$625,000 (\$68,606/AC)

VICINITY MAP




Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

3/7/25 JC



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



EMILY HARVEY

DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

9 ACRE ORGANIC CITRUS RANCH

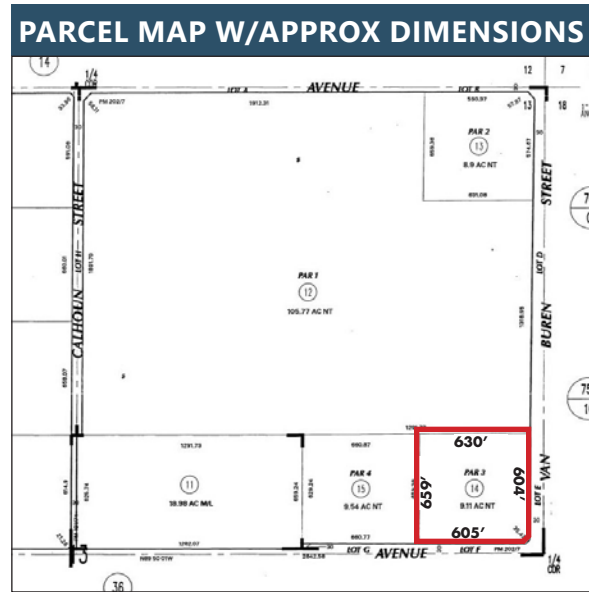
AERIAL & SITE AMENITIES



Directions: From I-10, exit Golf Center Parkway. Turn right (south) on to Golf Center Parkway and travel approx. 1 mile. Turn left (east) on Highway 111 for 1/4 mile. Turn right (southeast) on Indio Blvd/Harrison St and travel 3/4 mile. Turn right (south) on Van Buren for 10 miles. Property will be on the righthand side at the corner of Van Buren St & Avenue 67.

SITE AMENITIES

- **Location:** The property is located at the northwest corner of Avenue 67 & Van Buren Street in Vista Santa Rosa, CA.
- **APN:** 753-350-014
- **Parcel Size (According to County Assessor's Information):** 9.11 AC
- **Zoning:** [Click here to view A-1-10 \(Light Agriculture, 10 ac min.\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Utilities:** Domestic Water: 24" main line in Avenue 68 east of Van Buren (approx. 3/4 mile from Property)
Sewer: No sewer in the area
Irrigation Water: Meter 1514
- **Tile Drains:** No
- **Tree Info:** Variety: Corona Foothill Lisbon lemons on Macrophylla rootstock
Age: Planted April 2016
Tree Count: 910 trees - 16'x20' spacing
- **Soils:** CsA (Coachella fine sandy loam, 0-2% slopes); MaB (Myoma fine sand, 0-5% slopes)
- **Comments:** A rare opportunity for 10 acre lot with lemons surrounded by equestrian estates. Vista Santa Rosa has become a haven for LA clientele looking to get out of the city to enjoy the open space and amazing views.

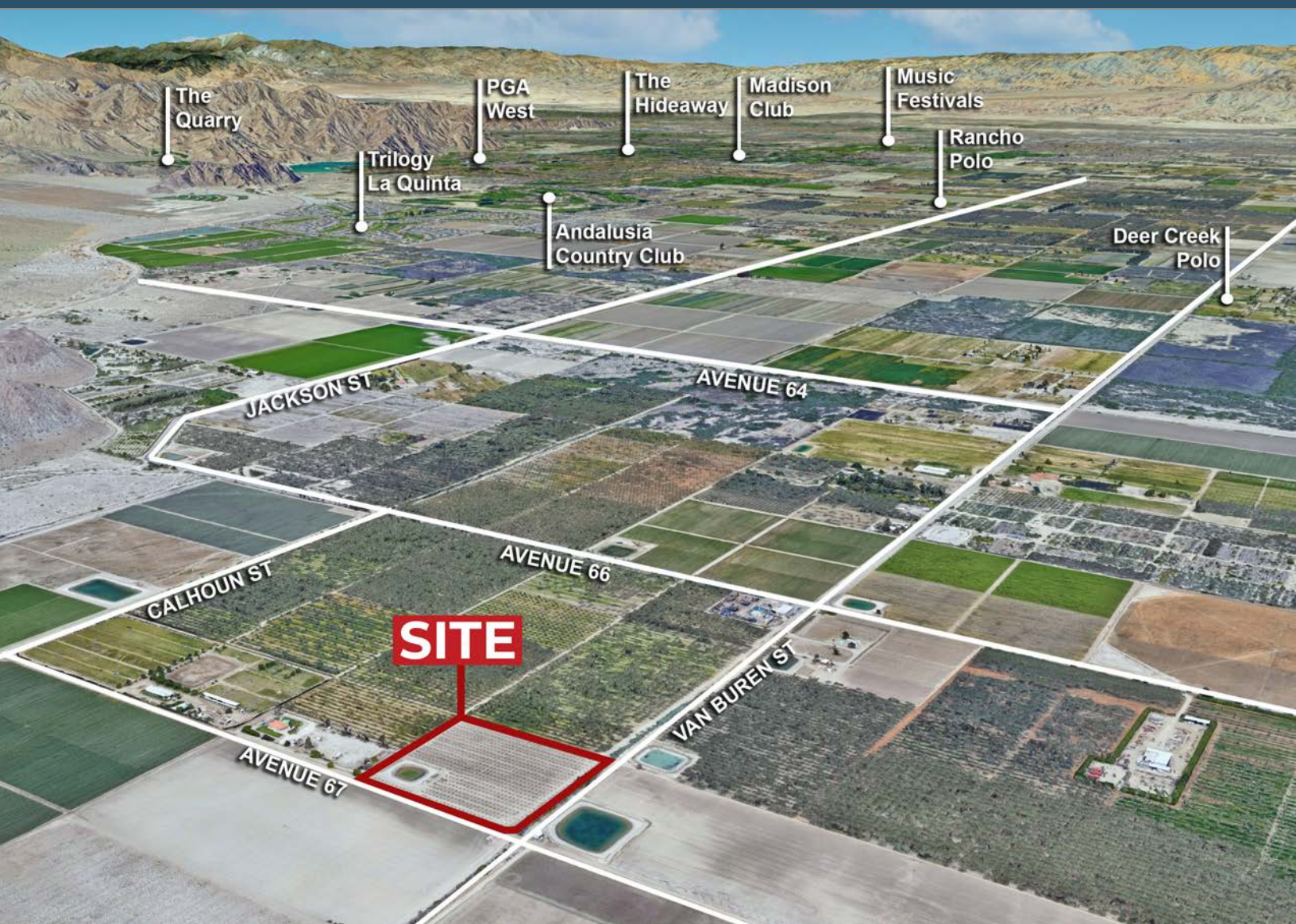


760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.

9 ACRE ORGANIC CITRUS RANCH

AERIAL & PRODUCTION/INCOME/EXPENSE INFO



INCOME & EXPENSE

	2021	2022	2023	2024
INCOME	\$59,056.81	\$37,286.81	\$47,852.43	\$82,812.42
EXPENSES	\$26,730.31	\$32,190.41	\$35,656.18	\$38,370.60
NET INCOME	\$32,326.50	\$5,096.40	\$12,196.25	\$44,441.82

PRODUCTION

Year	Production
2021	3376.41
2022	2669.21
2023	2459.01
2024	5118.61

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.

9 ACRE ORGANIC CITRUS RANCH

PROPERTY PHOTOS



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.