

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



03/11/24 JC



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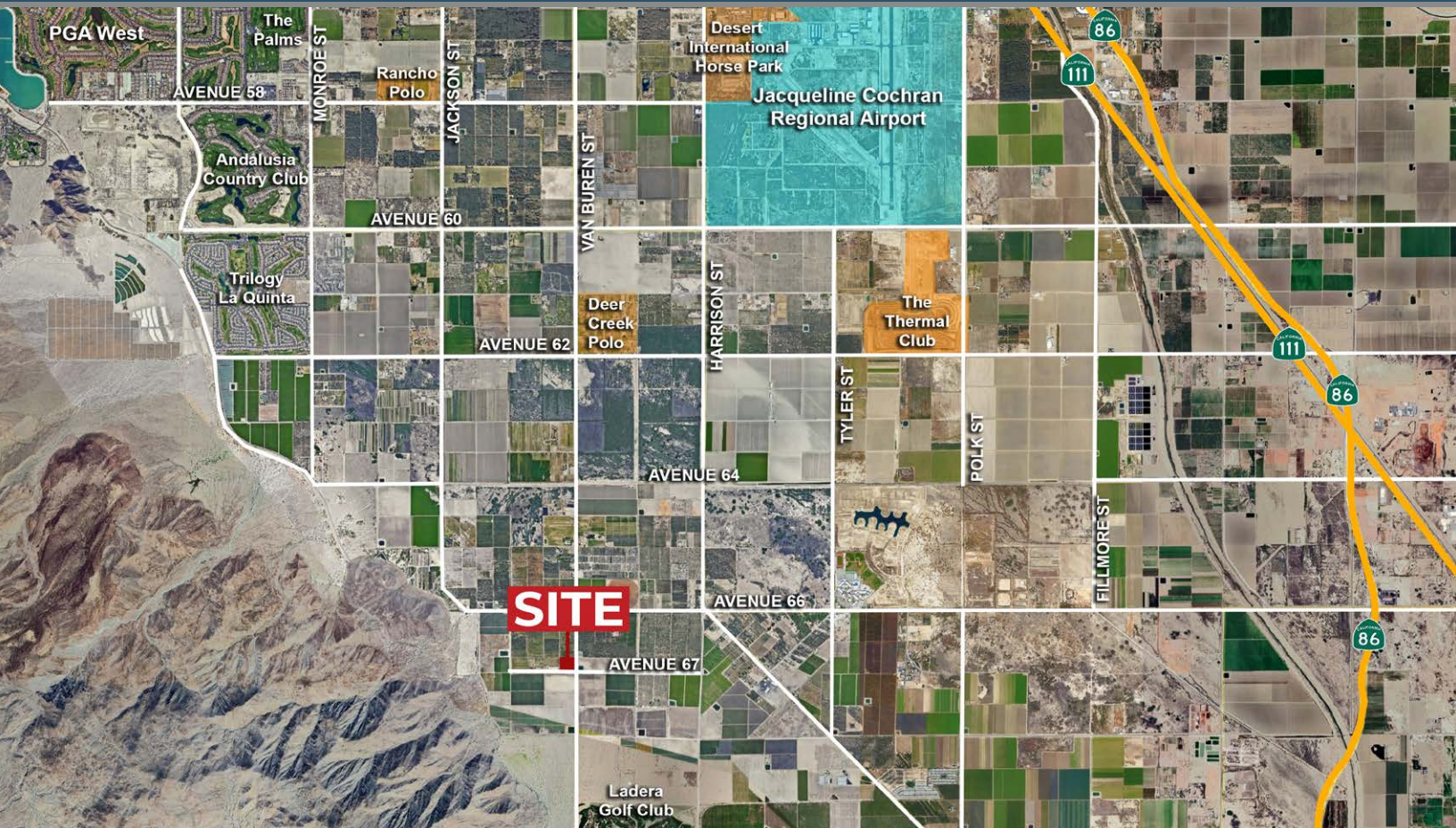
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9 ACRE ORGANIC CITRUS RANCH

AERIAL & SITE AMENITIES

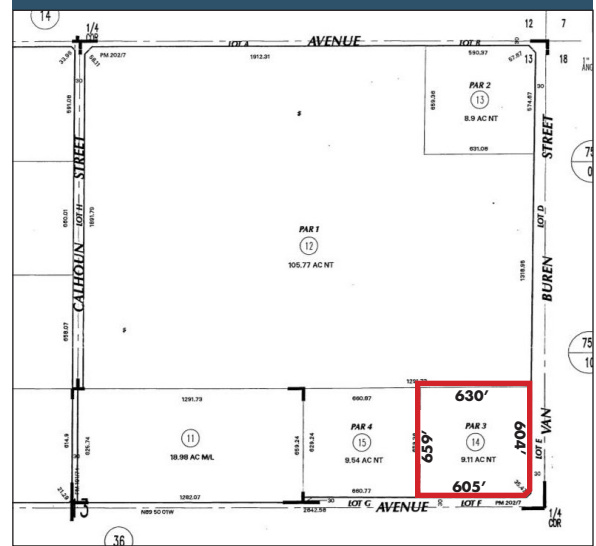


Directions: From I-10, exit Golf Center Parkway. Turn right (south) on to Golf Center Parkway and travel approx. 1 mile. Turn left (east) on Highway 111 for 1/4 mile. Turn right (southeast) on Indio Blvd/Harrison St and travel 3/4 mile. Turn right (south) on Van Buren for 10 miles. Property will be on 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:** A-1-10 (Light Agriculture, 10 ac min.)
([Click here for RivCo Zoning Ordinance](#))
- **General Plan:** 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 roostock
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 dates 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.

PARCEL MAP W/APPROX DIMENSIONS

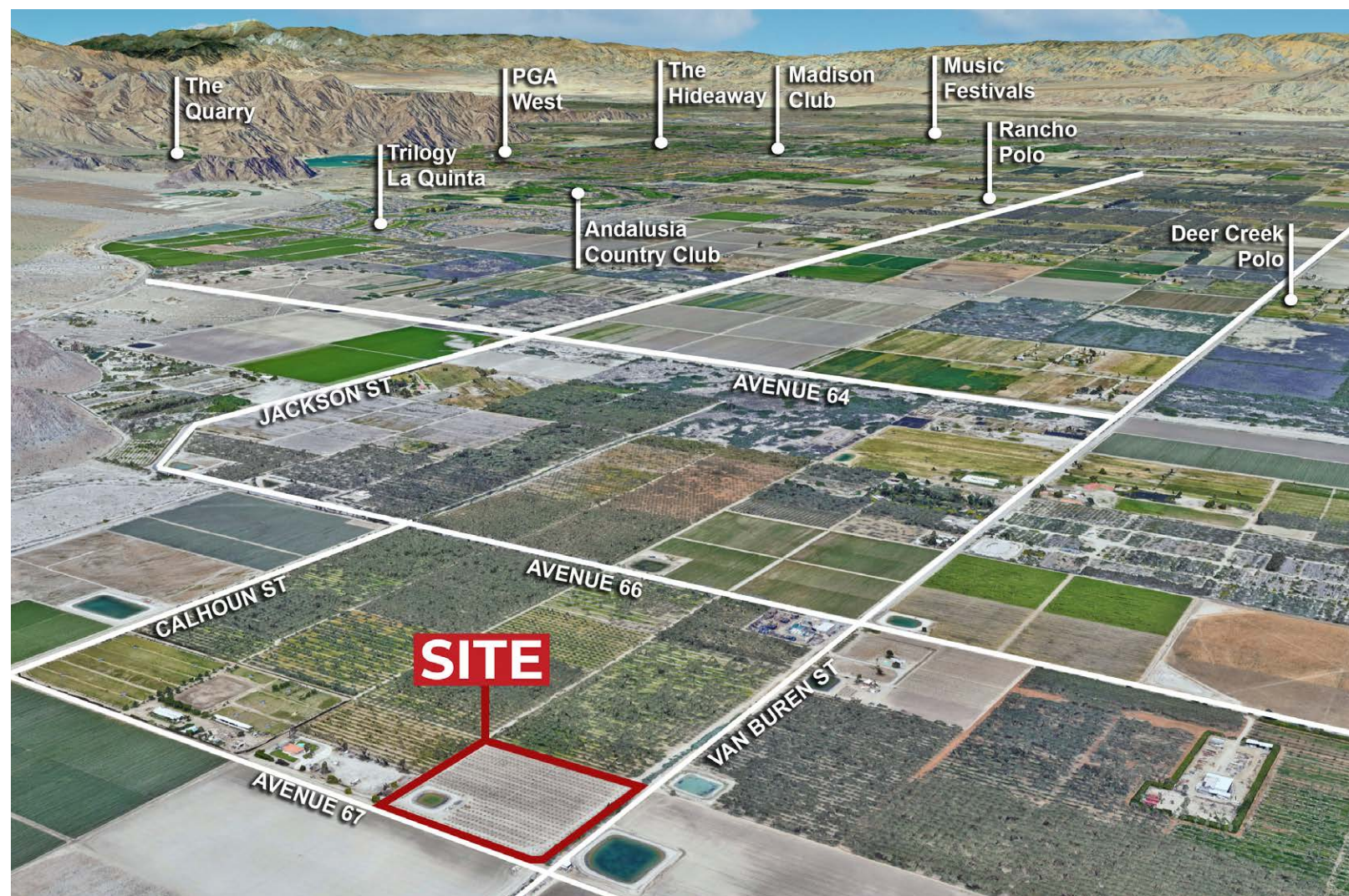


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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently 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.

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AERIAL & PROPERTY PHOTOS



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