

ORGANIC DATE RANCHES

COACHELLA VALLEY & BLYTHE

PORTFOLIO OF 8 RANCHES - ALL OR PART



RANCH INFO

- **Piedmont Ranch** \$656,000 (\$32,000/AC)
20.5 AC SWC Pierce St & Ave 58, Thermal
- **Meyers Ranch** **SOLD** \$1,532,000 (\$45,000/AC)
29.6 AC W Jackson St & Ave 60, Vista Santa Rosa
- **Indian Palms Ranch** \$1,173,600 (\$30,000/AC)
39.12 AC SEC Lincoln St & Ave 81, Thermal
- **American 74 Ranch** \$1,425,900 (\$35,000/AC)
40.74 AC S of Ave 74 & W of Polk St, Thermal
- **Codekas Ranch** **SOLD** \$2,075,000 (\$50,000/AC)
41.5 AC W of Harrison St & S Ave 61, Thermal
- **Thermal 80 Ranch** **SOLD** \$1,915,500 (\$25,000/AC)
79.82 AC E of Polk & N Ave 58, Thermal
- **Portola Ranch** \$6,694,220 (\$13,000/AC)
514.94 AC 1095 Midland Rd, Blythe
- **Chuchian Ranch** \$1,288,200 (\$30,000/AC)
42.94 AC W of Pierce St & Ave 63, Thermal
- **Larson 64 Ranch** \$1,456,800 (\$30,000/AC)
48.56 AC NWC Pierce St & Ave 64, Thermal
- **Kelsey Ranch** \$1,866,750 (\$25,000/AC)
74.67 AC Expressway 86 & Ave 76, Oasis
- **Triple E Ranch** \$2,625,000 (\$35,000/AC)
75 AC W of Pierce St & N Ave 62, Thermal



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RANCH OVERVIEW

20.5 AC PIEDMONT RANCH



FEATURES

- Rare 20-acre parcel in desirable Vista Santa Rosa
- Approx. 1,095 organic deglet noor date trees located on the property
- Easy access to Expressway 86 & Highway 111
- Just 2 miles from Jacqueline Cochran Regional Airport and 2.5 miles from The Thermal Club, a luxury, private motorsports club
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$656,000 (\$32,000/AC)

SITE DETAILS

- **Location:** Property is located on SWC Pierce St & Avenue 58, Thermal, CA
- **APN:** 757-220-006
- **Parcel Size (According to County Assessor's Information):** 20.5 acres
- **Zoning:** A-2-20 (Heavy Ag, 20-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 18" main line on Pierce St
Sewer: No sewer in the area
Irrigation Water: Yes, Meter #2813
- **Tile Drain Lines:** Yes, TD-49-A
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet)
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

RANCH OVERVIEW

29.6 AC MEYERS RANCH



FEATURES

- Approx. 1,341 organic date trees located on the property
- In an area of many equestrian estates, close proximity to Rancho Polo and 2 miles from Desert International Horse Park
- Just 4.5 miles from Empire & El Dorado Polo Fields, home to the world-renowned Coachella and Stagecoach Music Festivals
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,332,000 (\$45,000/AC)

SITE DETAILS

- **Location:** The property is located on the west side of Jackson and north of Avenue 60 in Vista Santa Rosa, CA
- **APN:** 764-230-007
- **Parcel Size (According to County Assessor's Information):** 29.6 acres
- **Zoning:** A-1-20 (Light Ag, 20-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 18" line at Avenue 58 & Monroe St
Sewer: 33" line at Avenue 58 & Monroe St
Irrigation Water: Yes, Meter #1916
- **Tile Drain Lines:** Yes, TD-351
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam), Ir (Indio fine sandy loam, wet)

RANCH OVERVIEW

39.12 AC INDIAN PALMS RANCH



FEATURES

- 39-acre organic date ranch
- Approx. 2,548 deglet, zahidi, and exotic date trees on the property
- Located in the community of Oasis within the Coachella Valley. Oasis is known for its fertile soil and warm ground
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Coachella Valley has one of the earliest harvests in the U.S.
- In Opportunity Zone, with potential tax incentives
- Easy access to Expressway 86

PRICE: \$1,173,600 (\$30,000/AC)

SITE DETAILS

- **Location:** Property is located at the SEC of Lincoln St & Ave 81 in Oasis, CA
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** Indian
- **Parcel Size (According to County Assessor's Information):** 39.12 AC
- **APN:** 737-140-014 (20.09 AC), 015 (19.03 AC)
- **Utilities:** Reservoir
Irrigation Water: CVWD Meter #50912
Domestic Water: 30" Line on Lincoln St & Harrison St
Sewer: No sewer in the area
- **Tile Drain Lines:** No; Open channel drain runs along north boundary of property.
- **Soils:** CrA (Coachella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

RANCH OVERVIEW

40.74 AC AMERICAN 74 RANCH



FEATURES

- 40-acre prime organic date ranch
- Approx. 3,101 medjool & deglet date trees on the property
- Located in the community of Oasis within 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 rates in California. Property is included in the Oasis Area Irrigation Expansion Project currently under construction
- Coachella Valley has one of the earliest harvests in the U.S.
- Easy access to Expressway 86
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

PRICE: \$1,425,900 (\$35,000/AC)

SITE DETAILS

- **Location:** Property is located on the west side of Polk St & south side of Ave 74, Oasis, CA
- **APN:** 755-070-009 (19.98 AC), 011 (20.76 AC)
- **Parcel Size (According to County Assessor's Information):** 40.74 AC
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** Agriculture
- **Utilities:** Irrigation: Well
Canal Water: TBD (Oasis Area Irrigation Expansion Project)
Domestic Water: 30" Main Line in Harrison St
Sewer: No sewer in the area
- **Tile Drain Lines:** No
- **Current Use:** Date Ranch
- **Tree Count:** 3,101
- **Soils:** CdC (Carsitas gravelly sand, 0-9% slopes), MaB (Myoma fine sand, 0-5% slopes), CsA (Coachella fine sandy loam, 0-2% slopes)
- **Comments:** Property is located in the heart of Oasis, an unincorporated area of Riverside County. Canal water line is currently under construction and meter number(s) are to be determined

RANCH OVERVIEW

41.5 AC CODEKAS RANCH



FEATURES

- Approx. 1,345 organic date trees located on the property
- Adjacent to Deer Creek Polo, with lot sales averaging over \$1M
- 1/2 mile to Jacqueline Cochran Regional Airport
- One mile to The Thermal Club, an exclusive luxury motorsports track
- Close proximity to high-end country clubs, such as Trilogy La Quinta, PGA West, and Andalusia Country Club and Madison Club
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$2,075,000 (\$50,000/AC)

SITE DETAILS

- **Location:** The property is located on south side of Avenue 61 west of Harrison in Vista Santa Rosa, CA
- **APN:** 759-120-005
- **Parcel Size (According to County Assessor's Information):** 41.5 acres
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 30" line on Harrison St & Ave 61
- Sewer: 42" line on Avenue 62 and Harrison St
- Irrigation Water: Yes, Meter #2114
- **Tile Drain Lines:** Yes, TD-395
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), CrA (Coachella fine sand, wet, 0-2% slopes)

RANCH OVERVIEW

42.94 AC CHUCHIAN RANCH



FEATURES

- Approx. 2,256 organic date trees located on the property
- Just 1.5 miles to The Thermal Club, an exclusive luxury motorsports track
- Two miles to Jacqueline Cochran Regional Airport
- Easy access to Expressway 86
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

PRICE: \$1,288,200 (\$30,000/AC)

SITE DETAILS

- **Location:** The property is located on Avenue 63 west of Pierce Street in Thermal, CA
- **APN:** 749-030-041 (22.04 AC); 749-040-017 (20.9 AC)
- **Parcel Size (According to County Assessor's Information):** 42.94 acres
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Domestic Water: 24" Main Line on Ave 60 & Fillmore St-Pierce St
Sewer: 18" force main line on Avenue 63
Irrigation Water: Yes, Meter #4960
- **Tile Drain Lines:** Yes, TD-184
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam), GfA (Gilman silt loam, wet, 0-2% slopes)

RANCH OVERVIEW

48.56 AC LARSON 64 RANCH



FEATURES

- Approx. 1,910 organic date trees located on the property
- Just 1.5 miles to The Thermal Club, an exclusive luxury motorsports track
- Two miles to Jacqueline Cochran Regional Airport
- Easy access to Expressway 86
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,456,800 (\$30,000/AC)

SITE DETAILS

- **Location:** The property is located on
- **APN:** 749-040-010 (38.3 AC); 011 (10.26 AC)
- **Parcel Size (According to County Assessor's Information):** 48.56 acres
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Domestic Water: 24" Main Line on Ave 60 & Fillmore St-Pierce St
Sewer: 18" force main line on Avenue 63
Irrigation Water: Yes, Meter #3690
- **Tile Drain Lines:** Yes, TD - 152
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes)

RANCH OVERVIEW

74.67 AC KELSEY RANCH



FEATURES

- 74.67 acre organic date ranch
- Approx. 3,927 medjool, deglet, zahidi, and exotic date trees located on the property
- Easy access via Expressway 86
- Less than 10 miles from Jacqueline Cochran Regional Airport
- Close proximity to Kohl Ranch, a 2,000 acre, 7,124 unit Master Planned Community
- In Coachella Valley Water District (CVWD) with one of the least expensive water rates in the state
- 15 miles from Coachella Valley & Stagecoach Music Festivals

PRICE: \$1,866,750 (\$25,000/AC)

SITE DETAILS

- **Location:** The property is located north and south of Expressway 86, just north of Avenue 76 in Oasis
- **APNs:** 737-020-025 (28.05 AC), 026 (4.69 AC), 027 (1.56 AC), 028 (15.18 AC), 029 (0.32 AC), 030 (3.81 AC), 031 (21.06 AC)
- **Parcel Size (According to County Assessor's Information):** 74.67 AC
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** Indian
- **Utilities:** Irrigation Water: Meter 50917; Reservoir
- Water: 12" line in 76th Ave & Pierce St
18" line in Harrison St & Avenue 74
- **Tile Drain Lines:** No
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), GdA (Gilman fine sandy loam, moderately fine substratum), GfA (Gilman silt loam wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), It (Indio very fine sandy loam, wet), Sb (Salton silty clay loam)
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

RANCH OVERVIEW

75 AC TRIPLE E RANCH



FEATURES

- Approx. 5,942 organic date trees located on the property
- Easy access to Expressway 86
- 1.5 miles from The Thermal Club, a premier, private luxury motorsports track
- 2 miles to Jacqueline Cochran Regional Airport
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$2,625,000 (\$35,000/AC)

SITE DETAILS

- **Location:** The property is located on the north side of Avenue 62 west of Pierce Street in Thermal
- **APN:** 757-310-018
- **Parcel Size (According to County Assessor's Information):** 75 acres
- **Zoning:** A-2-10 (Heavy Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 24" line on Avenue 60
Sewer: 8" line on Avenue 62
Irrigation Water: Yes, Meter #6651, 6664
- **Tile Drain Lines:** Yes, TD-380
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), W (Water)
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

RANCH OVERVIEW

79.82 AC THERMAL 80 RANCH



FEATURES

- Approx. 2,402 organic date trees located on the property
- 1/4 mile from Jacqueline Cochran Regional Airport
- Just off Expressway 86 and Highway 111 (Grapefruit Blvd)
- Close proximity to Desert International Horse Park and The Thermal Club, a premier private motorsports facility
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,995,500 (\$25,000/AC)

SITE DETAILS

- **Location:** The property is located east of Polk Street on the north side of Avenue 58 in Thermal
- **APN:** 757-090-004 (77.4 AC); 011 (2.42 AC)
- **Parcel Size (According to County Assessor's Information):** 79.82 acres
- **Zoning:** [MU \(Mixed Use\)](#)
- **General Plan:** Mixed Use Area
- **Utilities:** Water: 24" line in Polk St
- Sewer: 15" line in Avenue 57
- Irrigation Water: Yes, Meter #4693, 4694
- **Tile Drain Lines:** Yes, TD-117
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet)

RANCH OVERVIEW

514.94 AC PORTOLA RANCH, BLYTHE



1095 MIDLAND RD, BLYTHE CA

FEATURES

- 514.94 acre organic date ranch in a warm area
- Approx. 14,356 medjool, deglet, zahidi, and exotic date trees located on the property
- 351 acres of open ground for additional agriculture use
- Includes two mobile homes and a shop
- Easy access to I-10
- Just 224 miles east of Los Angeles, 200 miles south of Las Vegas, and 150 miles west of Phoenix
- Near the 2,300-acre McCoy Solar Energy Project

PRICE: \$6,694,220 (\$13,000/AC)

SITE DETAILS

- **Location:** Property is located on the west side of Midland Rd and north/south side of Neighbours Blvd in Blythe, CA
- **APN:** 812-330-001 (40 AC), 002 (20 AC), 003 (20 AC); 812-341-004 (120 AC), 005 (40 AC), 006 (40 AC), 007 (51.81 AC), 008 (73.13 AC), 009 (40 AC), 010 (40 AC), 013 (30 AC)
- **Parcel Size (According to County Assessor's Information):** Approx. 514.94 Acres
- **Zoning:** W-2-10 (Controlled Development, 10-acre min. lot size)
- **General Plan:** Agriculture ; Rural Desert
- **Utilities:** Two Wells
Electrical: To site
Domestic Water: No
Sewer: No Sewer in the area
- **Tile Drain Lines:** No
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.
- **Structures:** Two old mobile homes and a shop
- **Comments:** Just outside of the city limits of Blythe. Great opportunity for a large date ranch in a warm area.