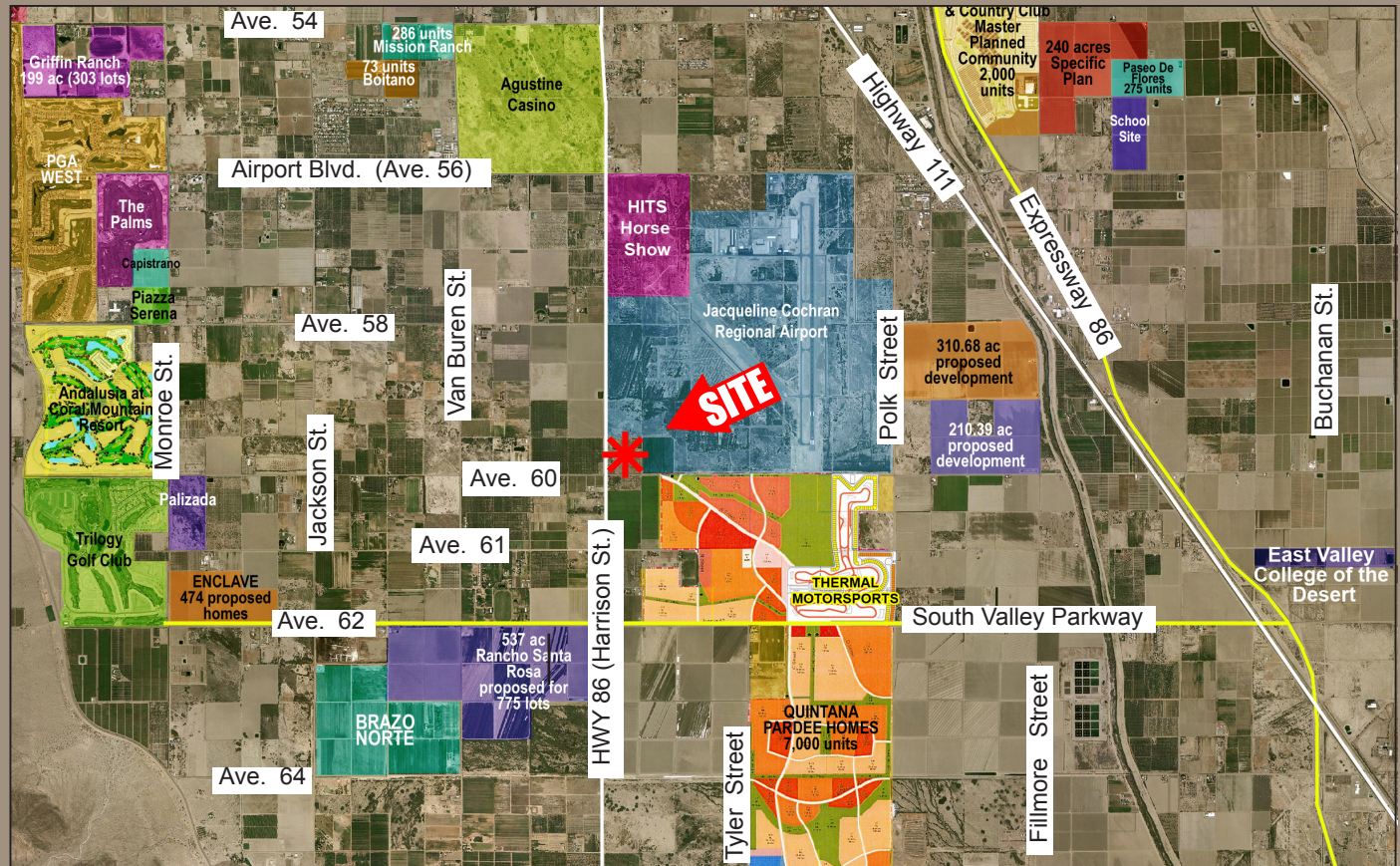


# For Lease 38.90 acres Farm Ground



Northeast Corner Harrison Street and Avenue 60 ♦ Thermal, California

## FEATURES:

- ♦ Low cost canal water
- ♦ Tiled
- ♦ Ideal for vegetables
- ♦ Owner will consider free rent in exchange for clean-up
- ♦ Lease: **\$15,600/year** (\$400 per acre/year)

Site Plan on Reverse



Vicinity Map

12/23/14 rl

For further information, please contact:

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The information herein has been obtained from various sources.

We have no reason to doubt its accuracy, but do not guarantee it.

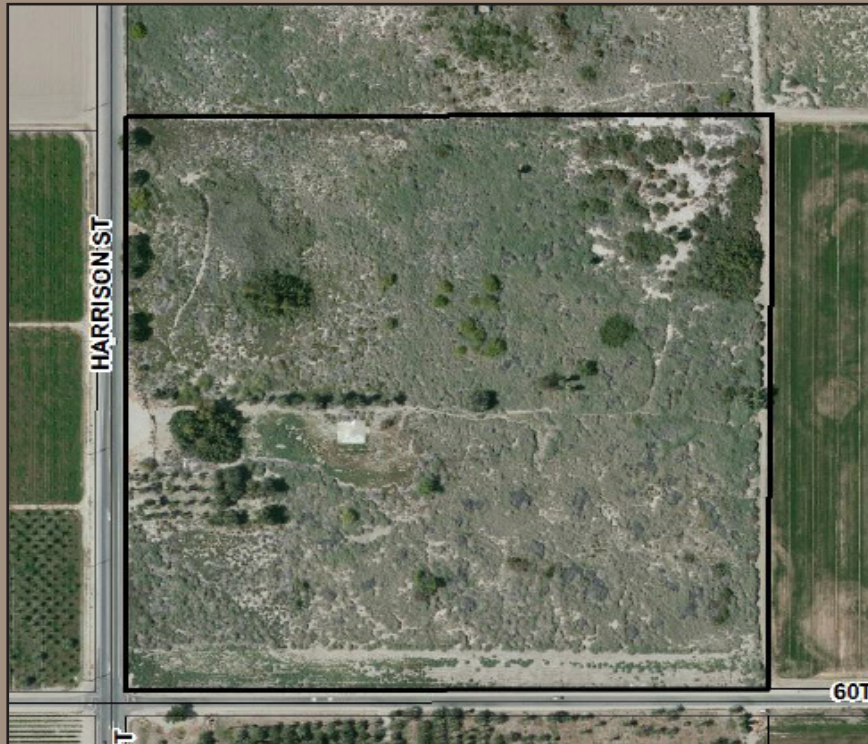
**Desert Pacific  
PROPERTIES, INC.**

77-933 Las Montanas, Suite 101 • Palm Desert, CA 92211

**(760) 360-8200 fax (760) 360-7580**

# Site Plan

(38.9 ac NEC Avenue 60/Highway 86)



Aerial

## Site Amenities

- ◆ **Location:** The property is located on the northeast corner of Highway 86 and Avenue 60 in Thermal, California
- ◆ **APN:** 759-100-001
- ◆ **Parcel Size:** 38.90 acres (1,321' x 1,300')
- ◆ **Thomas Guide:** 5591 C1
- ◆ **Irrigation Water:** Yes
- ◆ **Tile Drain Lines:** Yes
- ◆ **Utilities:** Electric and 18" forced main sewer line along Avenue 60
- ◆ **Zoning:** North Half W-2-20 (Controlled Development, 20 acre minimum lot size) & South Half is M-H (Heavy Manufacturing)
- ◆ **General Plan:** North Half-Agriculture & South Half-Light Industrial
- ◆ **Wells:**
  - Well #1: Artesian Well, depth 1,700', 4.5" casing, drilled 1911
  - Well #2: Irrigation use, depth 578', 5 5/8" casing, drilled 1914
  - Well #3: drilled 1947
- ◆ **Soil Type:** Ir-Indio fine sandy loam, wet;  
CrA-Coachella fine sand, wet, 0-2% slopes;  
GcA-Gilman fine sandy loam, wet, 0-2% slopes
- ◆ **Current Use:** Vacant Land with approximately 100 date palm trees
- ◆ **Comments:** Property has not been farmed in many years and will need clean up.



Soils Type