

# 75.48 AC ORGANIC DATE GROVE

## COACHELLA VALLEY

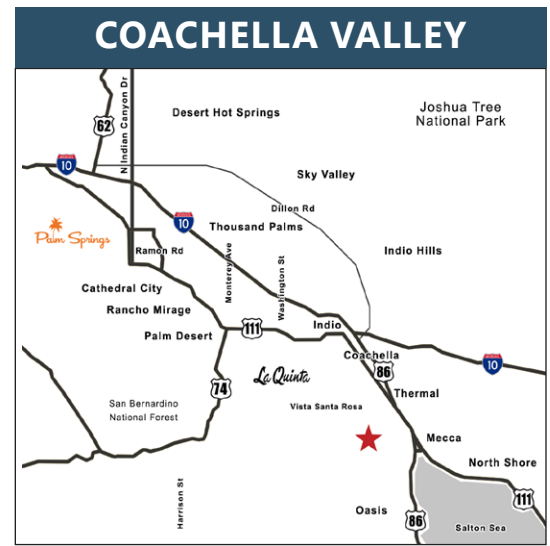


**SEC AVE 68 & HARRISON ST, OASIS, CA**

### FEATURES

- Prime organic date ranch in the Coachella Valley
- Located in Oasis, a very desirable farming area in the Coachella Valley that is known for its superior soil
- Entire property is drip irrigated with a new irrigation system, reservoir, and pumps
- In the Opportunity Zone, providing potential tax benefits

BLOCK	LINES	TREES AVG	TOTAL	2020	2022	MEDJOOL	DEGLET	MALES	EMPTY
1	17	17	250	250	250	250			15
2	25	38	865	865	851	851	80		44
3	23	42	896	896	896	896			19
4	25	42	953	953	953	953	11		97
5	18	19	323	323	323	323		68	19
6	20	23	376	0	376		376		
Deglet			568	568	568		101		
Males			68	68	68			68	
Total			4,299	3,923	4,285	3,273	568	68	194



**VICINITY MAP**

**PRICE: \$3,500,000 (\$46,370/AC)**



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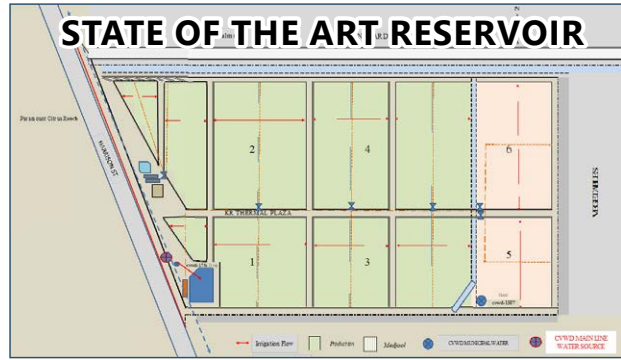
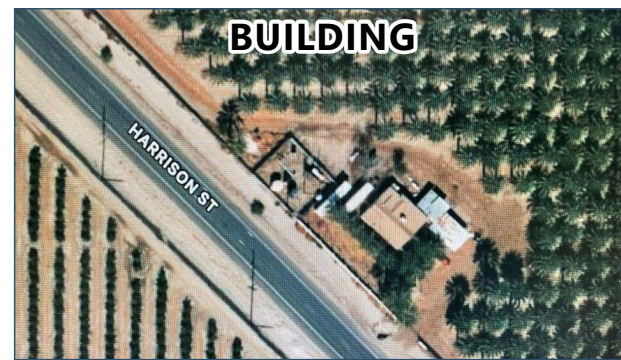
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## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** The property is located at the southeast corner of Avenue 68 & Harrison Street in Oasis, CA
- **Zoning:** A-1-10 (Light Agriculture, 10-ac min. lot size)
- **General Plan:** MDR (Medium Density Residential, 2-5 du/ac)
- **APNs/ Parcel Sizes:** 751-280-002 (55.93 ac), 003 (19.55 ac)
- **Ag Preserve:** No
- **Soils:** GbA (Gilman fine sandy loam, 0-2% slopes), CpA (Coachella fine sand, 0-2% slopes)
- **Irrigation Water:** Yes, Meter #1760 serves APN 751-280-002 & Meter #1597 serves APN 751-280-003
- **Utilities:**
  - Water:** 30" Main Line on Harrison St & 24" line on Ave 68 & Tyler St
  - Sewer:** 10" Main Line on Polk St & Ave 68
- **Tiled:** No



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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.