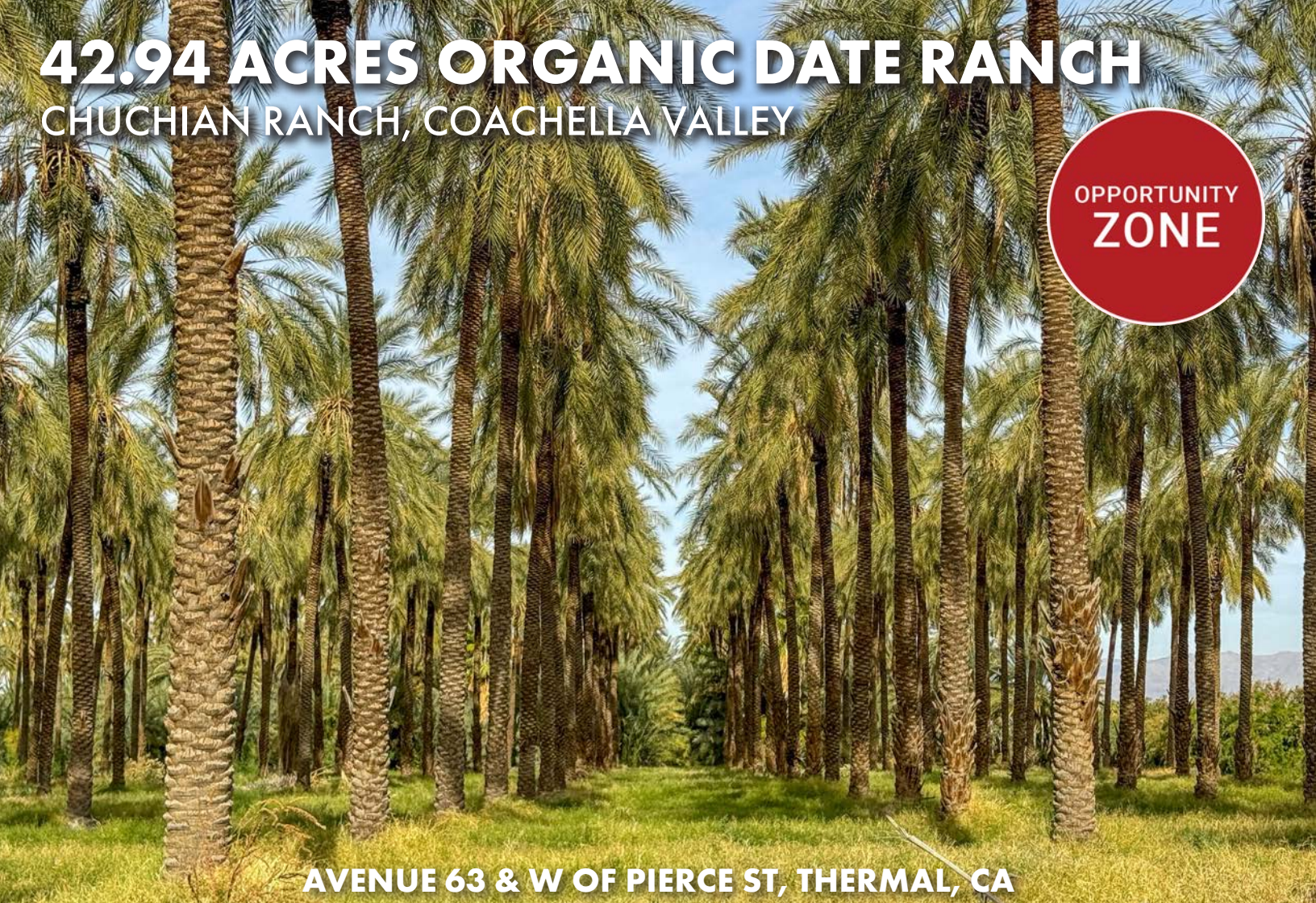


42.94 ACRES ORGANIC DATE RANCH

CHUCHIAN RANCH, COACHELLA VALLEY



AVENUE 63 & W OF PIERCE ST, THERMAL, CA

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

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

PROPERTY AERIAL



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42.94 ACRES ORGANIC DATE RANCH

AERIAL & SITE AMENITIES
CHUCHIAN RANCH, THERMAL



SITE AMENITIES

- **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:** [Click here to view A-1-10 \(Light Ag, 10-acre min. lot size\)](#)
- **General Plan:** [Click here to view 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
- **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), GfA (Gilman silt loam ,wet, 0-2% slopes)

PRODUCTION

	Average Yield
2021	18,687
2022	353,049
2023	7,256
2024	110,391

TREE COUNTS/AGE

Type	Deglets	Medjool
Count	2,160	96
Age	38	59

WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.

Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:

www.DesertPacificProperties.com/OpportunityZone

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.