

5 AC DESERT RANCH ESTATE ON OASIS SLOPE

BEAUTIFUL 360° VIEWS



SOUTH AVENUE 83 & WEST BUCHANAN ST (UNIMPROVED ROADS), OASIS, CA

FEATURES

- Private 5 acre parcel - ideal for custom estate, ranch or retreat
- Adjacent to vineyards for scenic agricultural ambiance
- Exceptional privacy with surrounding protected land
- 360 degree panoramic views of mountains, Salton Sea and desert landscape
- Peaceful rural setting only 30 minutes from Interstate 10
- Adjacent to the proposed Travertine Pointe, a 5,451 acre master planned community, offering future regional growth potential



VICINITY MAP

PRICE: \$75,000 (\$15,000 PER AC)



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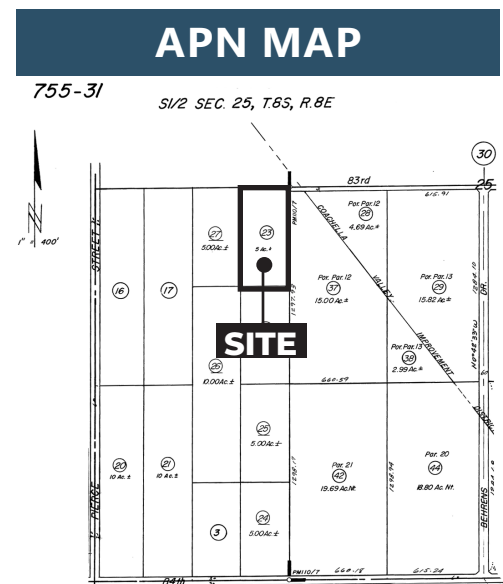
AERIAL & SITE AMENITIES



Directions: From Interstate 10, keep right on Expressway 86 South. Travel 20 miles on Expressway 86 to Ave. 81. Turn right (west) on Ave. 81 1/4 mile to the old Highway 86. Turn left (south) for 1/2 mile to Ave. 82. Turn right (west) for 3/4 mile on Ave. 82 (dirt road). Turn left (south) on dirt road between vineyard and desert land for 1/2 mile, make a right (west) on Ave 83 for 1/4 mile to site. The property is on your left.

SITE AMENITIES

- **Location:** The property is located at the south side of Avenue 83 (unimproved road), just west of the old Highway 86 in the unincorporated area of Oasis, CA.
- **APN:** 755-310-023
- **Parcel Size (per County Assessor's Information):** 5 AC (335' x 650')
- **Zoning:** [Click here to view W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view AG \(Agriculture\)](#)
- **Current Use:** Vacant Desert Land
- **Adjacent Uses:** Vineyards & Open Desert
- **Multi-Species:** Yes, Santa Rosa & San Jacinto Mountains Conservation Area
- **Irrigation Water:** Not in the CVWD Water District
- **Soil Type:** CcC - Carrizo Stony Sand, 2-9% slopes; RU - Rubble Land
- **Topo:** Gradual Sloping
- **Terms:** Cash
- **Comments:** Rare 5 acre estate opportunity in Oasis, offering vineyard adjacency, protected open space surroundings, and breathtaking 360° mountains and desert views.



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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.