

# 74 ACRES ORGANIC DATES

KELSEY RANCH, OASIS  
COACHELLA VALLEY



**AVE 76 & EXPRESSWAY 86, OASIS, CA**

## 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)**



**VICINITY MAP**



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## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **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: CVWD Meter 50917; Reservoir
- **Water:** 12" line in 76th Ave & Pierce St  
18" line in Harrison St & Avenue 74 (3 miles from Property)
- **Electricity:** In street
- **Sewer:** No sewer in the area
- **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)
- **Tree Count:** 3,927

### TREE COUNTS

	PRODUCING
MEDJOOLS	421
DEGLETS	1,179
ZAHIDI	2,137
EXOTIC	190

### PRODUCTION

	MEDJOOLS	DEGLETS	EXOTIC	TOTAL
2021	54,406	-	4,648	59,054
2022	65,982	187,913	6,860	260,755
2023	67,360	147,375	19,000	233,735

760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.

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## AERIAL MAP W/DIMENSIONS



### APPROXIMATE DIMENSIONS

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## PROPERTY PHOTOS



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