

# 74 ACRES ORGANIC DATES

KELSEY RANCH, OASIS  
COACHELLA VALLEY

OPPORTUNITY  
ZONE



**AVENUE 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)**

## COACHELLA VALLEY





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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:** [Click here to W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view 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
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

#### 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
2024	62,227	-	230,809	293,036

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## AERIAL MAP W/DIMENSIONS



### APPROXIMATE DIMENSIONS

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## PROPERTY PHOTOS



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