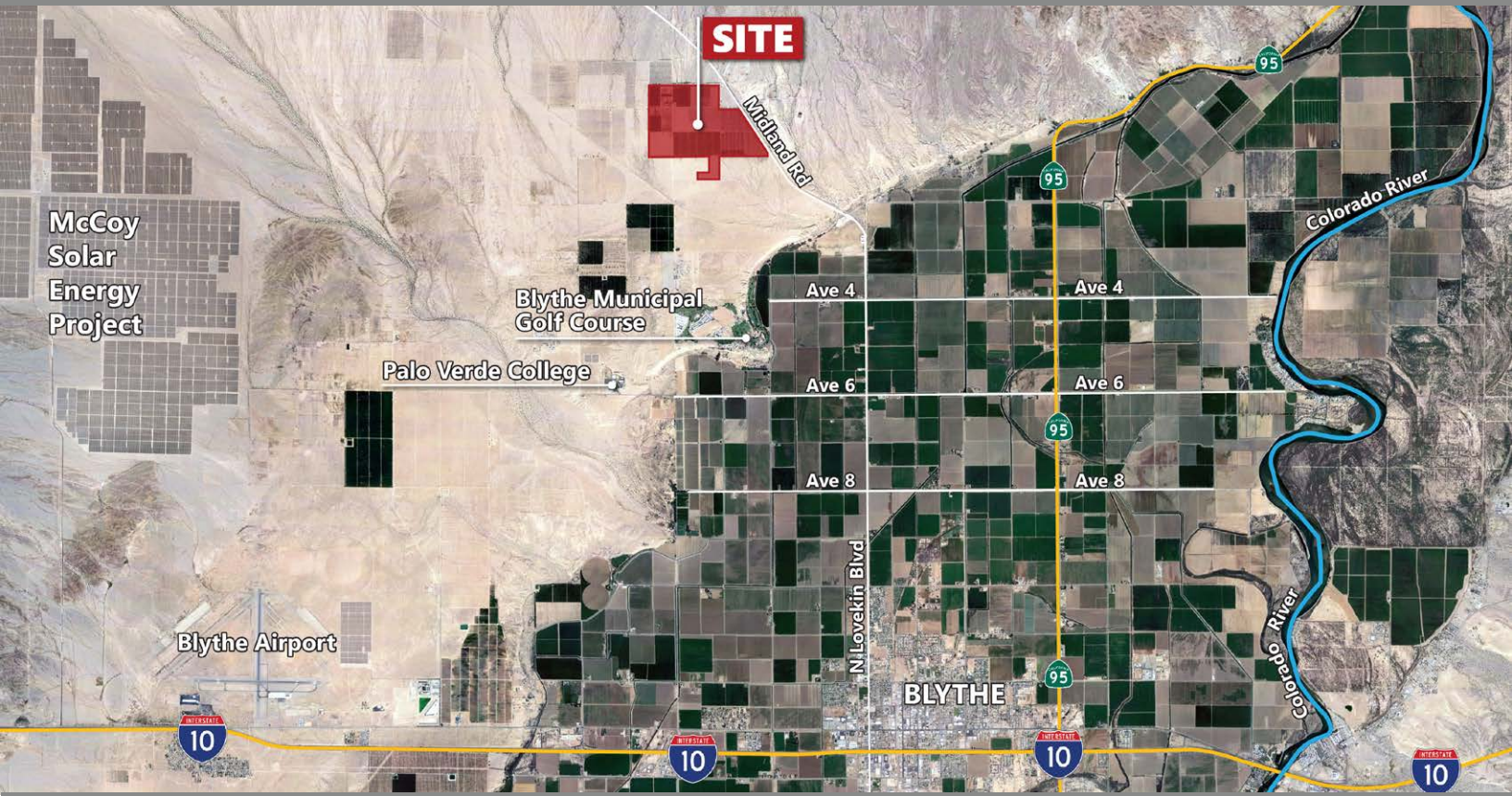


515 ACRE ORGANIC DATE RANCH

PORTOLA RANCH



1095 MIDLAND RD, BLYTHE CA

FEATURES

- 514.94 acre organic date ranch in a warm area
- Approx. 14,356 medjool, deglet, zahidi, and exotic date trees located on the property
- 351 acres of open ground for additional agriculture use
- Includes two mobile homes and a shop
- Easy access to I-10
- Just 224 miles east of Los Angeles, 200 miles south of Las Vegas, and 150 miles west of Phoenix
- Near the 2,300-acre McCoy Solar Energy Project

COACHELLA VALLEY



VICINITY MAP

PRICE: \$7,724,100 (\$15,000/AC)



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992

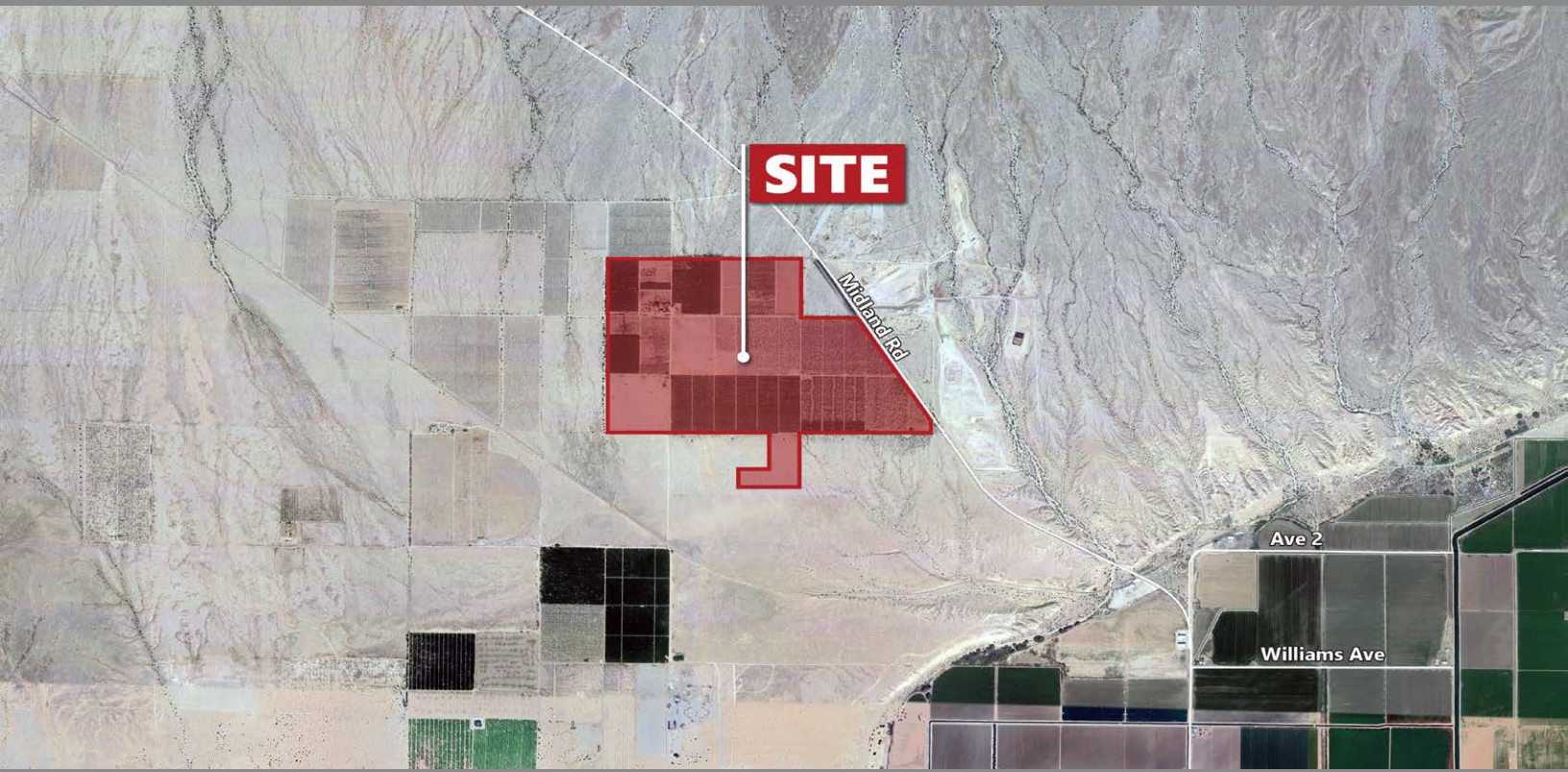


PAULA TURNER

DRE #00702492
paula@dppllc.com
Direct: 760.766.0511
Cell: 760.578.6564

515 ACRE ORGANIC DATE RANCH

AERIAL & SITE AMENITIES



Directions: Please use GPS navigation to address 1095 Midland Rd, Blythe, CA 92225.

SITE AMENITIES

- **Location:** Property is located on the west side of Midland Rd and north/south side of Neighbours Blvd in Blythe, CA
- **APN:** 812-330-001 (40 AC), 002 (20 AC), 003 (20 AC); 812-341-004 (120 AC), 005 (40 AC), 006 (40 AC), 007 (51.81 AC), 008 (73.13 AC), 009 (40 AC), 010 (40 AC), 013 (30 AC)
- **Parcel Size (According to County Assessor's Information):** Approx. 514.94 Acres
- **Zoning:** W-2-10 (Controlled Development, 10-acre min. lot size)
- **General Plan:** Agriculture ; Rural Desert
- **Utilities:** Two Wells
Electrical: To site
Domestic Water: No
Sewer: No Sewer in the area
- **Tile Drain Lines:** No
- **Tree Count:** 14,356
- **Structures:** Two old mobile homes and a shop
- **Comments:** Just outside of the city limits of Blythe.
Great opportunity for a large date ranch in a warm area.

TREE COUNTS		
	PRE PRODUCTION	PRODUCING
MEDJOOLS		6,253
DEGLETS	514	3,548
ZAHIDI		3,736
EXOTIC		305
TOTAL	514	13,842

PRODUCTION					
	MEDJOOLS	DEGLETS	ZAHIDI	EXOTIC	TOTAL
2021	394,110	275,000	200,000	10,808	879,918
2022	391,773	275,000	175,000	9,864	851,637
2023	400,000	275,000	150,000	44,635	869,635

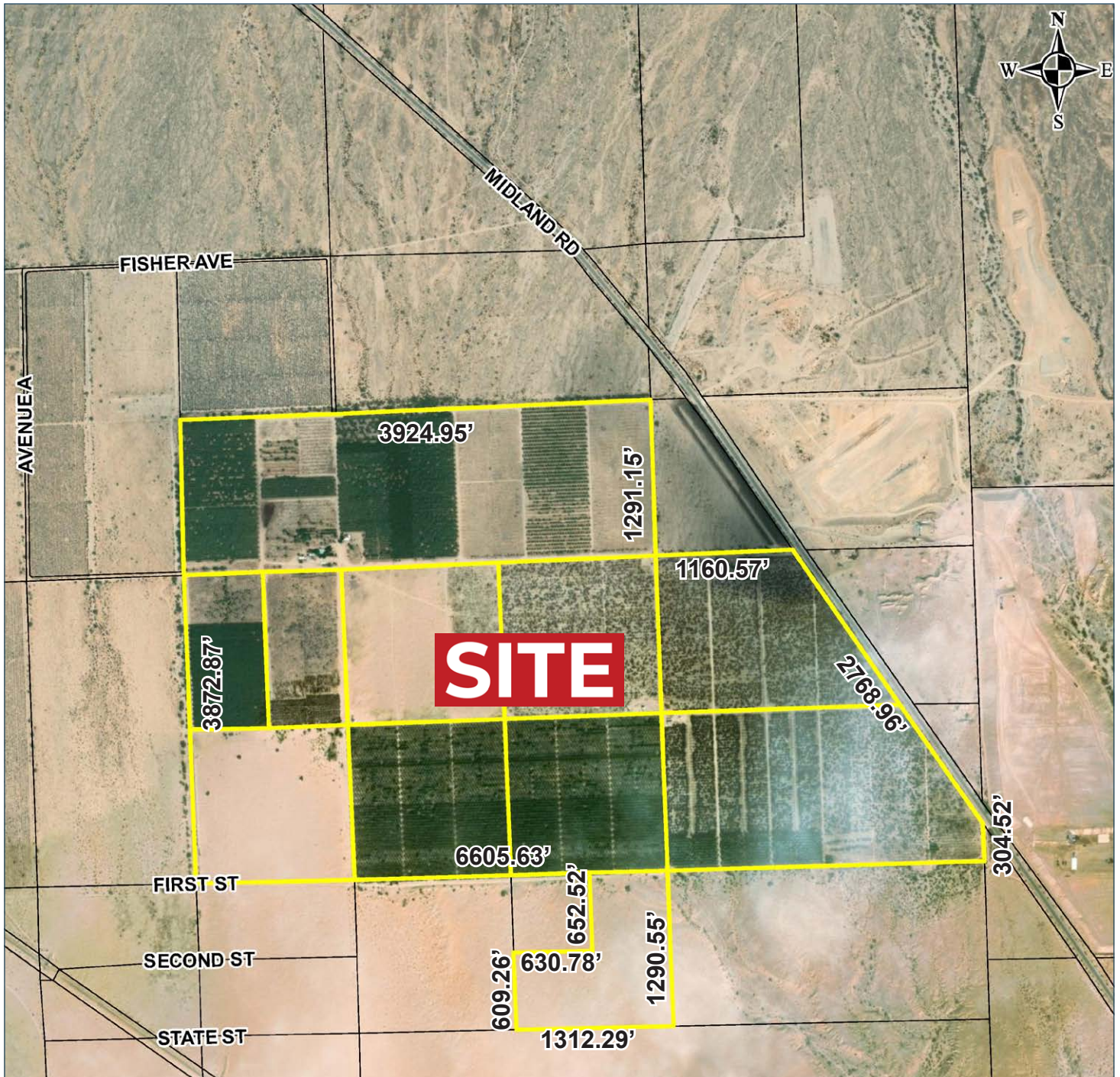
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515 ACRE ORGANIC DATE RANCH

AERIAL WITH DIMENSIONS

APPROXIMATE DIMENSIONS



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515 ACRE ORGANIC DATE RANCH

PROPERTY PHOTOS



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