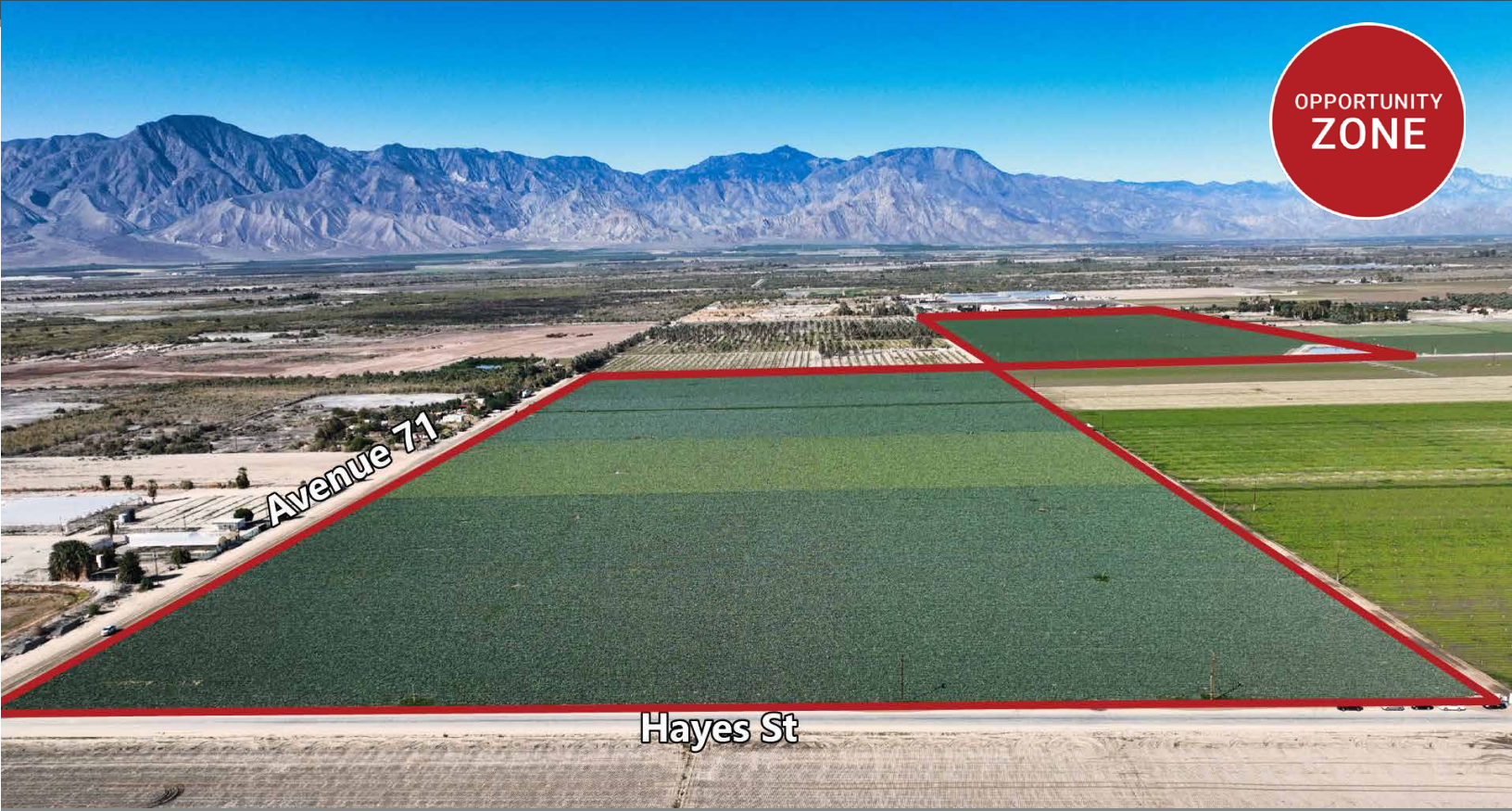


# 155.59 ACRES WARM FARMGROUND COACHELLA VALLEY ORANGE PARK RANCH

OPPORTUNITY  
ZONE



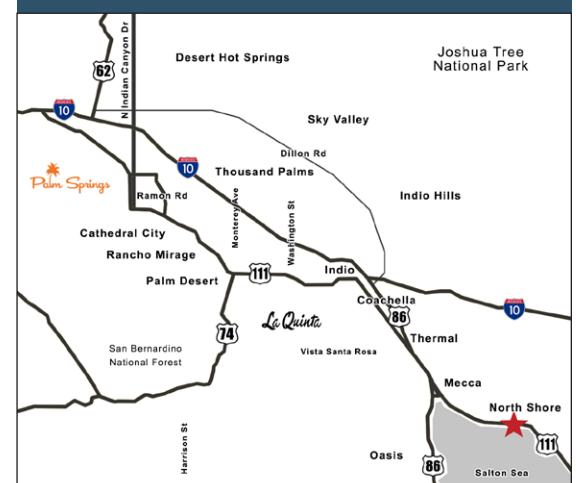
S AVE 70 & E GRANT ST, NORTH SHORE, CA

## FEATURES

- Prime farmground
- Warm area provides one of the earliest harvests in the state
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Excellent soils for a variety of vegetables, citrus, and grapes
- In Opportunity Zone providing attractive tax incentives
- Close proximity to Salton Sea provides a micro-climate which may assist in preventing frost during winter months
- In the Agricultural Preserve which offers low property taxes (Williamson Act)

**PRICE: \$3,111,800 (\$20,000/AC)**

## COACHELLA VALLEY



VICINITY MAP



**SUSAN HARVEY**

DRE #00957590  
susan@dppllc.com  
Cell: 760.250.8992



**EMILY HARVEY**

DRE #02229612  
emily@dppllc.com  
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200



# 155.59 ACRES FARMGROUND

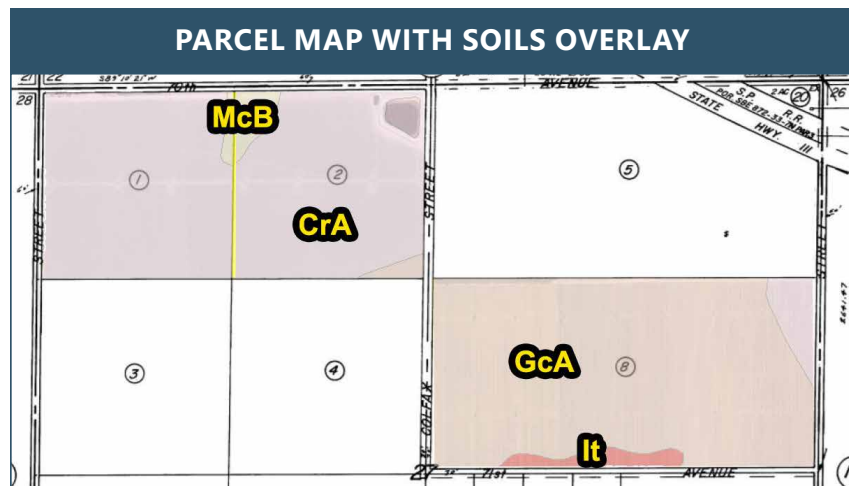
## AERIAL & SITE AMENITIES



**Directions:** Take I-10 to CA-86 South. Travel 12 miles and exit Avenue 66. Turn left (east) on to Avenue 66 and travel 3/4 mile to Lincoln Street. Turn left on Lincoln Street and take the next right on to CA-111 S. Travel 2.5 miles and turn right (south) on Grant St. Travel approx. 1/2 mile and property will be on the left (east) side of Grant St.

### SITE AMENITIES

- **Location:** Property is located south of Avenue 70 and east of Grant Street in North Shore, CA.
- **Zoning:** A-1-20 (Light Ag, 20-acre min. lot size) ([Click here for RivCo Zoning Ordinance](#))
- **General Plan:** Agriculture
- **APN/Parcel Sizes:** Total of 155.59 acres: 729-120-001 (40 AC), 002 (39.1 AC), 008 (76.49 AC)
- **Utilities:** Water: 12" transmission main in Highway 111 & Hayes St (approx. 1/4 mile)  
Sewer: 18" sewer line at Hammond Rd & Ave 66 (approx. 3.25 miles northwest)  
Irrigation Water: Meter #3670, 3698
- **Tile Drains:** Yes; TD-67, TD-278
- **Ag Preserve:** Yes
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes), & It (Indio very fine sandy loam, wet)
- **Current Use/Highest & Best Use:** Vegetable farmground
- **Lease:** Leased until 6/30/26. Seller may terminate the lease in the event of a sale.



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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.