

40 ACRE ORGANIC DATE RANCH

AMERICAN 74 RANCH
COACHELLA VALLEY



SITE

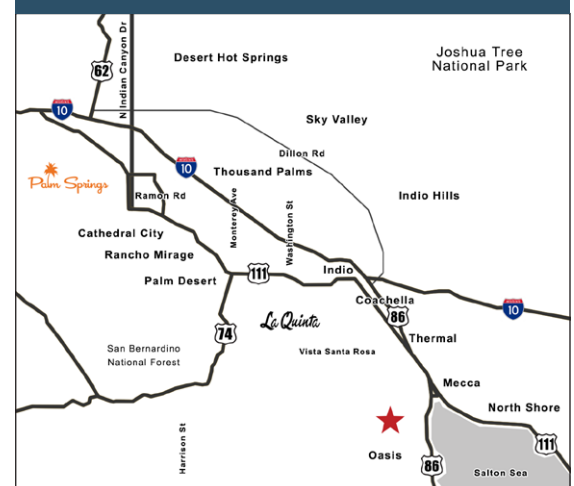
S OF AVE 74 & W OF POLK ST, THERMAL, CA

FEATURES

- 40-acre prime organic date ranch
- Approx. 3,101 medjool & deglet date trees on the property
- Located in the community of Oasis within the Coachella Valley. Oasis is known for its fertile soil and warm ground
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest rates in California. Property is included in the Oasis Area Irrigation Expansion Project currently under construction
- Coachella Valley has one of the earliest harvests in the U.S.
- Easy access to Expressway 86

PRICE: \$1,629,600 (\$40,000/AC)

COACHELLA VALLEY



VICINITY MAP



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located on the west side of Polk St & south side of Ave 74, Oasis, CA
- **APN:** 755-070-009 (19.98 AC), 011 (20.76 AC)
- **Parcel Size (According to County Assessor's Information):** 40.74 AC
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** Agriculture
- **Utilities:** Irrigation: Well
Canal Water: TBD (Oasis Area Irrigation Expansion Project)
Domestic Water: 30" Main Line in Harrison St
Sewer: No sewer in the area
- **Tile Drain Lines:** No
- **Current Use:** Date Ranch
- **Tree Count:** 3,101
- **Soils:** CdC (Carsitas gravelly sand, 0-9% slopes), MaB (Myoma fine sand, 0-5% slopes), CsA (Coachella fine sandy loam, 0-2% slopes)
- **Comments:** Property is located in the heart of Oasis, an unincorporated area of Riverside County. Canal water line is currently under construction and meter number(s) are to be determined.

TREE COUNTS		
	PRE PRODUCTION	PRODUCING
MEDJOOLS	894	888
DEGLETS		1,319
TOTAL	894	2,207

PRODUCTION			
	MEDJOOLS	DEGLETS	TOTAL
2021	150,691	137,887	288,578
2022	56,682	19,912	76,594
2023	109,511	131,900	241,411

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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.

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DIRECTIONAL MAP & AERIAL W/DIMENSIONS



APPROXIMATE DIMENSIONS

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PROPERTY PHOTOS



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