

39 ACRE ORGANIC DATE RANCH

INDIAN PALMS RANCH
COACHELLA VALLEY



OPPORTUNITY
ZONE

SEC LINCOLN ST & AVE 81, THERMAL, CA

FEATURES

- 39-acre organic date ranch
- Approx. 2,548 deglet, zahidi, and exotic 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
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Coachella Valley has one of the earliest harvests in the U.S.
- In Opportunity Zone, with potential tax incentives
- Easy access to Expressway 86

PRICE: \$1,369,200 (\$35,000/AC)



VICINITY MAP



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AERIAL & SITE AMENITIES



Directions: From I-10, head south to Expressway 86. Use the right two lanes to take the exit towards Expressway 86. Continue for 19.8 miles. Take a left turn onto Avenue 81. For about 2,000 ft. slightly turn right onto the dirt road. (33°27'39.4"N 116°04'36.1"W)

SITE AMENITIES

- **Location:** Property is located at the southeast corner of Lincoln St & Ave 81 in Oasis, CA
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** Indian
- **Parcel Size (According to County Assessor's Information):** 39.12 AC
- **APN:** 737-140-014 (20.09 AC), 015 (19.03 AC)
- **Utilities:** Reservoir
Irrigation Water: CVWD Meter #50912
Domestic Water: 30" Main Line on Lincoln St & Harrison St
Sewer: No sewer in the area
- **Tile Drain Lines:** No; Open channel drain runs along north boundary of property.
- **Tree Count:** 2,548
- **Soils:** CrA (Coachella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes)



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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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PRODUCTION COUNT & PARCEL MAP



TREE COUNTS		
	PRE PRODUCING	PRODUCING
DEGLETS	87	1,478
ZAHIDI	129	738
EXOTIC		116
TOTAL	216	2,332

PRODUCTION				
	DEGLETS	ZAHIDI	EXOTIC	TOTAL
2021	373,275	175,000	6,391	554,666
2022	296,102	175,000	5,000	476,102
2023	290,000	175,000	17,980	482,980



APPROXIMATE DIMENSIONS

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PROPERTY PHOTOS



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