

32.68 ACRES LEMON RANCH

WARM OASIS SLOPE



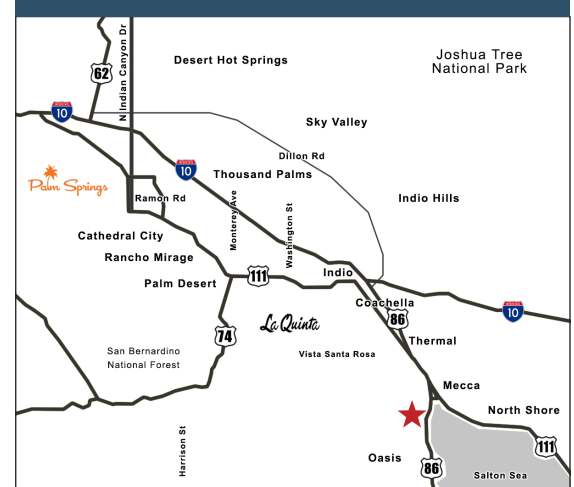
POLK ST & AVE 78, OASIS, CA

FEATURES

- Approximately 32.68 acres of prime lemons
- Located in the community of Oasis within the Coachella Valley. Oasis is known for its fertile soil and warm ground
- In Ag Preserve, keeps property taxes low
- Coachella Valley has one of the earliest harvests in the U.S.

PRICE: \$690,000 (\$21,114/AC)

COACHELLA VALLEY



VICINITY MAP



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SITE AMENITIES

- **Location:** Property is located on the east side of Polk St & Avenue 78, Oasis, CA
- **APN:** 755-130-011 (19.06 AC), 755-320-025 (9.18 AC), 026 (4.44 AC)
- **Parcel Size (According to County Assessor's Information):** 32.68 Acres
- **Zoning:** [Click here to view A-1-20 \(Light Ag, 20-acre min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)

- **Utilities:**
 - Irrigation:
 - Well: 650 ft. deep, 12 inches, .250 gauge
 - Well Casing: Steel
 - Domestic Water: 30" Main line in Harrison St
 - Sewer: No sewer in the area
- **Current Use:** Lemon Ranch
- **Soils:** CdC (Carsitas gravelly sand, 0-9% slopes) & ChC (Carsitas cobbly sand, 2-9% slopes)
- **AG Preserve:** Yes
- **Tile Drain Lines:** No
- **Terms:** Cash

RANCH INFO

| Block | Acres | Root Stock | Scion | Year Planted | Tree Spacing | Tree Count | Tree/Acres |
|--------|-------|--------------|--------------|--------------|--------------|------------|------------|
| Walker | 20 | Macrophyllia | Allen Eureka | 1/2 2006 | 24 x 24 | 758 | 75 |
| | | | | 1/2 2009 | 24 x 24 | 678 | 75 |
| Rincon | 13 | Volkameriana | Limoneria 8A | 1990 | 15 x 30 | 1,170 | 90 |

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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.