

154 ACRES PRIME FARMGROUND

DIAMANTE RANCH, OASIS
COACHELLA VALLEY

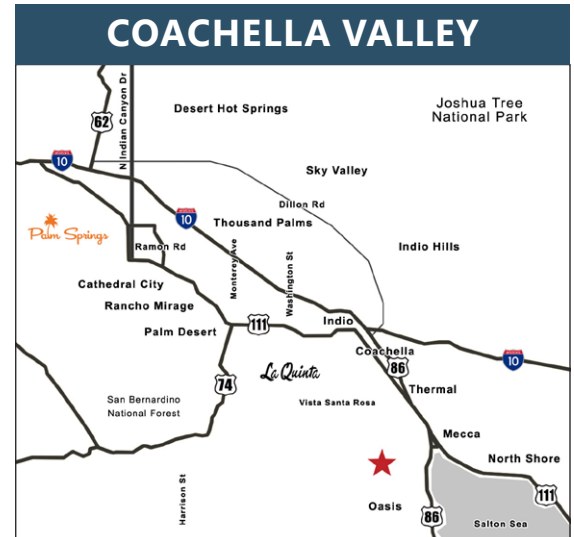


SWC HARRISON ST & AVENUE 77, OASIS, CA

FEATURES

- 154.58 acres prime farmground in the warm Oasis area
- Easy access via Expressway 86 and Harrison Street
- Less than 10 miles from Jacqueline Cochran Regional Airport
- Close proximity to Kohl Ranch, a 2,000 acre, 7,124 unit Master Planned Community
- In Coachella Valley Water District (CVWD) with one of the least expensive water rates in the state
- Oasis is known for its prime, fertile soil

PRICE: \$3,864,500 (\$25,000/AC)



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

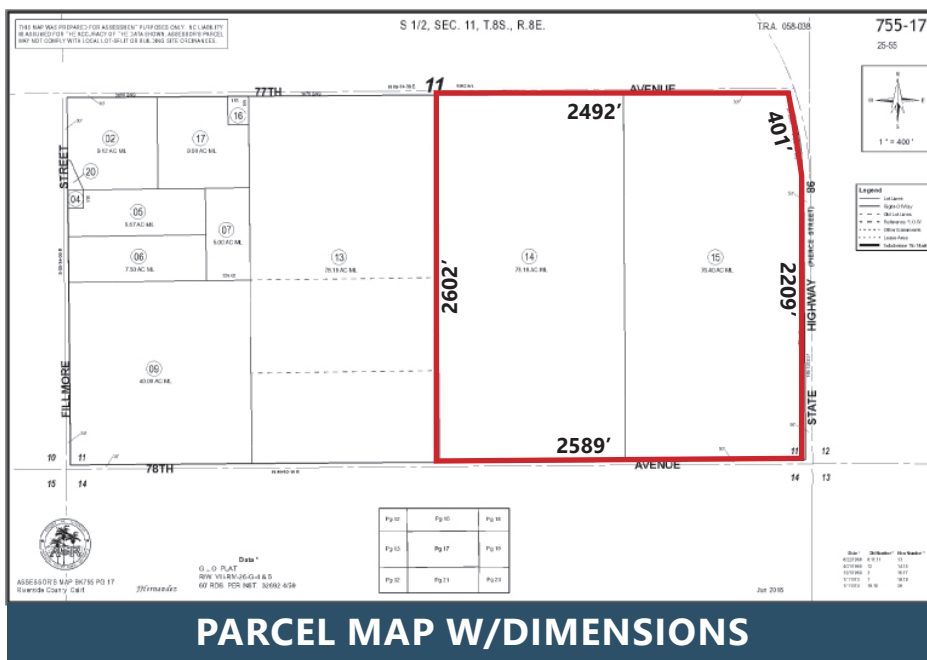
154 ACRES PRIME FARMGROUND

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at the southwest corner of Harrison Street and Avenue 77 in Oasis.
- **APNs:** 755-170-014 (78.18 AC), 015 (76.4 AC)
- **Parcel Size (According to County Assessor's Information):** 154.58 AC
- **Zoning:** [A-1-10 \(Light Agriculture, 10 ac min\)](#)
- **General Plan:** Agriculture
- **Utilities:**
Irrigation Water: CVWD Meter #s 1755, 1373; Well; Reservoir
- **Water:** 30" line in Harrison St
Electricity: In street
Sewer: No sewer in the area
- **Tile Drain Lines:** Yes; TD -19
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes), MaB (Myoma fine sand, 0-5% slopes)



760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.