

9 ACRE ORGANIC LEMON RANCH

NWC AVE 67 / VAN BUREN ST, VISTA SANTA ROSA
COACHELLA VALLEY

OPPORTUNITY
ZONE



FEATURES:

- Just 7.5 miles from Coachella Music Festivals
- Organic lemon ranch with 910 Lisbon lemon trees
- Rare opportunity to purchase a 9 acre parcel in desirable Vista Santa Rosa, an area surrounded by many equestrian estates and high-end country clubs
- One mile from the acclaimed Ladera Golf Club, named Best New Golf Course by Golf Digest
- 4.5 miles south of Desert International Horse Park
- In Opportunity Zone, providing potential tax incentives
- Oversized reservoir
- Underground irrigation system
- Easy access to Expressway 86

PRICE: \$625,000 (\$68,606/AC)

VICINITY MAP



**Desert Pacific
PROPERTIES, INC.**
COMMERCIAL REAL ESTATE



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9 ACRE ORGANIC CITRUS RANCH

AERIAL & SITE AMENITIES

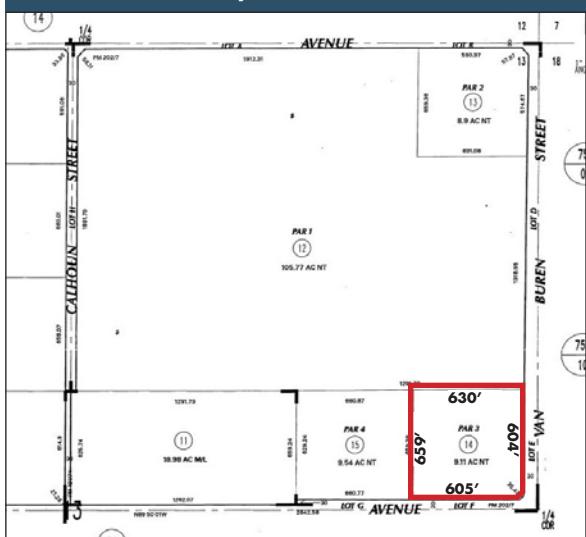


Directions: From I-10, exit Golf Center Parkway. Turn right (south) on to Golf Center Parkway and travel approx. 1 mile. Turn left (east) on Highway 111 for 1/4 mile. Turn right (southeast) on Indio Blvd/Harrison St and travel 3/4 mile. Turn right (south) on Van Buren for 10 miles. Property will be on the righthand side at the corner of Van Buren St & Avenue 67.

SITE AMENITIES

- Location:** The property is located at the northwest corner of Avenue 67 & Van Buren Street in Vista Santa Rosa, CA.
- APN:** 753-350-014
- Parcel Size (According to County Assessor's Information):** 9.11 AC
- Zoning:** [Click here to view A-1-10 \(Light Agriculture, 10 ac min.\)](#)
- General Plan:** [Click here to view Agriculture](#)
- Utilities:** Domestic Water: 24" main line in Avenue 68 east of Van Buren (approx. 3/4 mile from Property)
Sewer: No sewer in the area
Irrigation Water: Meter 1514
- Tile Drains:** No
- Tree Info:** Variety: Corona Foothill Lisbon lemons on Macrophylla rootstock
Age: Planted April 2016
Tree Count: 910 trees - 16'x20' spacing
- Soils:** CsA (Coachella fine sandy loam, 0-2% slopes); MaB (Myoma fine sand, 0-5% slopes)
- Comments:** A rare opportunity for 10 acre lot with dates surrounded by equestrian estates. Vista Santa Rosa has become a haven for LA clientele looking to get out of the city to enjoy the open space and amazing views.

PARCEL MAP W/APPROX DIMENSIONS

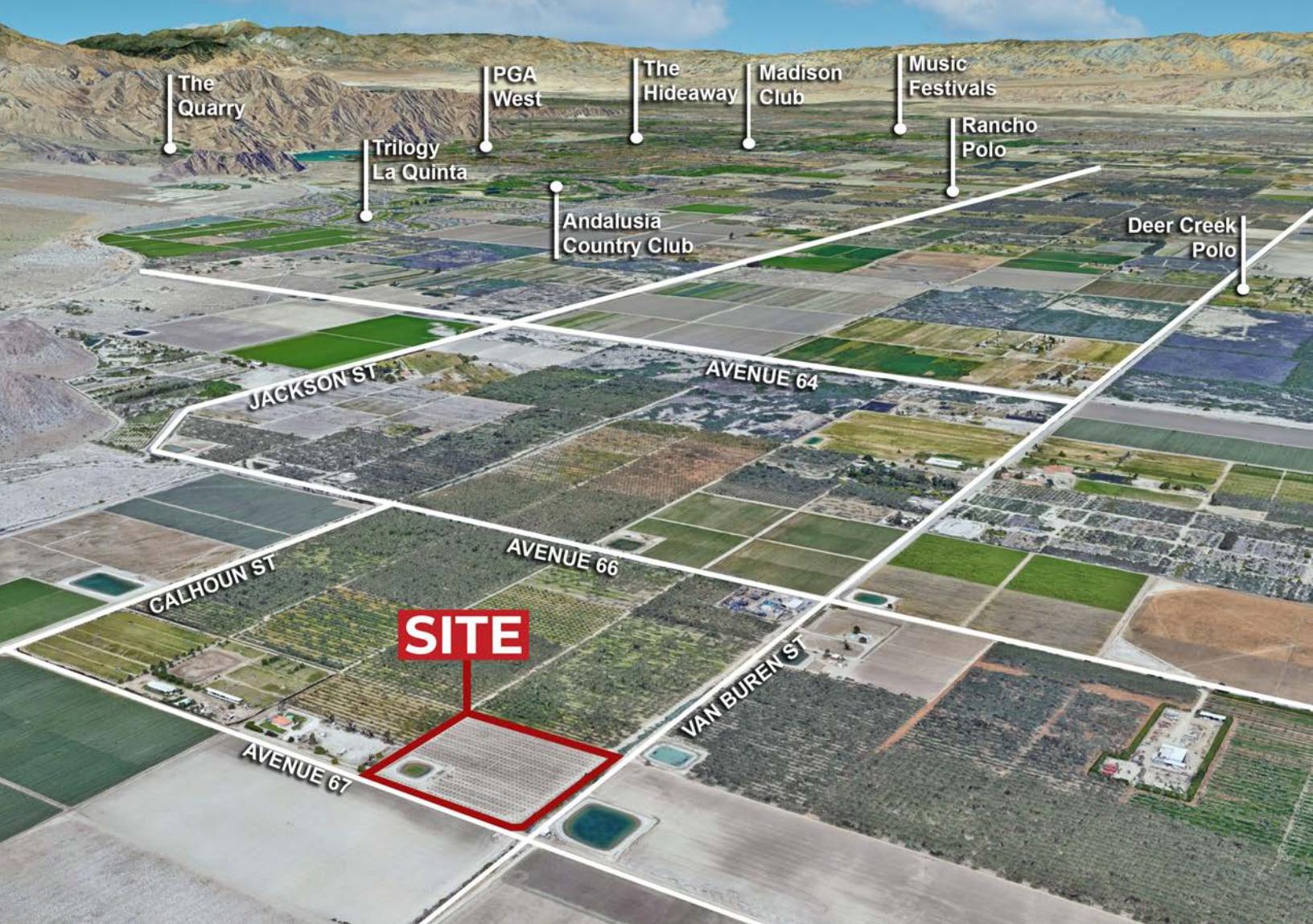


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AERIAL & PRODUCTION/INCOME/EXPENSE INFO



INCOME & EXPENSE

	2021	2022	2023	2024
INCOME	\$59,056.81	\$37,286.81	\$47,852.43	\$82,812.42
EXPENSES	\$26,730.31	\$32,190.41	\$35,656.18	\$38,370.60
NET INCOME	\$32,326.50	\$5,096.40	\$12,196.25	\$44,441.82

PRODUCTION

Year	Production
2021	3376.41
2022	2669.21
2023	2459.01
2024	5118.61

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PROPERTY PHOTOS



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