

75 ACRES PRIME FARMGROUND COACHELLA VALLEY

MTI RANCH



E PIERCE ST & N OF AVE 66, THERMAL, CA

FEATURES

- Prime farmground with excellent soil for a variety of crops
- Ideal climate produces first-to-market crops
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- In Opportunity Zone providing attractive tax incentives
- Easy access to Expressway 86

PRICE: \$1,353,420 (\$18,000/AC)



VICINITY MAP



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75 ACRES FARMGROUND

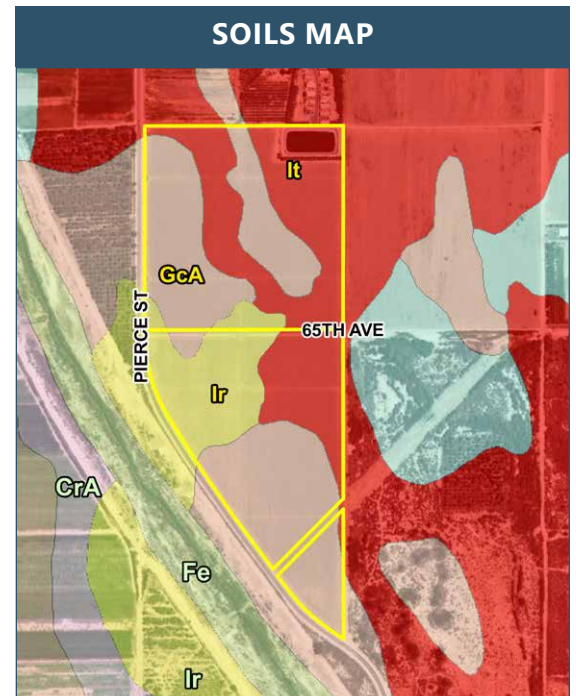
AERIAL & SITE AMENITIES



Directions: Take I-10 to CA-86 South. Continue straight until Avenue 66 then turn right. Continue straight for about 1.3 miles and turn right on Pierce St. The property will be on the right (east) side of Pierce Street in 643 ft. (Use 89095 Ave 65, Thermal, CA 92274 address for navigation purposes).

SITE AMENITIES

- **Location:** Property is located east of Pierce St & north of Avenue 66 in Thermal, CA. The address is 89095 Avenue 65, Thermal.
- **APN/Parcel Sizes:** Total of 75.19 acres - 749-070-005 (39.4 AC), 749-080-010 (4.68 AC), 011 (31.11 AC)
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Utilities:** Water: No domestic water in the area
Sewer: 18" Force Main on Pierce St at Avenue 65
Irrigation Water: Meter #4708
- **Tile Drains:** Yes; TD-268
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), & It (Indio very fine sandy loam, wet)
- **Current Use/Highest & Best Use:** Vegetable farmground
- **Lease:** Leased until 6/30/26. Seller may terminate the lease in the event of a sale.
- **Comments:** Unique opportunity to acquire 75 acres of prime farmground with easy access to Expressway 86 & I-10.



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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.