39 ACRE ORGANIC DATE RANCH

INDIAN PALMS RANCH COACHELLA VALLEY

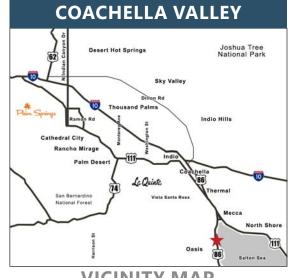


SEC LINCOLN ST & AVE 81, THERMAL, CA

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: \$1,173,600 (\$30,000/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

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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
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.
- Soils: CrA (Coachella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes)



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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

39 ACRE ORGANIC DATE RANCH Desert Pacific

PROPERTY PHOTOS













