

48.56 ACRES ORGANIC DATE RANCH

LARSON 64 RANCH, COACHELLA VALLEY

OPPORTUNITY
ZONE

NWC PIERCE ST & AVENUE 64, THERMAL, CA

FEATURES

- Approx. 1,910 organic date trees located on the property
- Just 1.5 miles to The Thermal Club, an exclusive luxury motorsports track
- Two miles to Jacqueline Cochran Regional Airport
- Easy access to Expressway 86
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,456,800 (\$30,000/AC)

VICINITY MAP



Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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

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AERIAL & SITE AMENITIES
LARSON 64 RANCH, THERMAL



SITE AMENITIES

- **Location:** The property is located on the northwest corner of Pierce St & Ave 64, Thermal, CA
- **APN:** 749-040-010 (38.3 AC); 011 (10.26 AC)
- **Parcel Size (According to County Assessor's Information):** 48.56 acres
- **Zoning:** [Click here to view A-1-10 \(Light Ag, 10-acre min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Utilities:**
Domestic Water: 24" Main Line on Ave 60 & Fillmore St-Pierce St
Sewer: 18" force main line on Pierce St
Irrigation Water: Yes, Meter #3690
- **Tile Drain Lines:** Yes, TD - 152
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes)

TREE COUNTS/AGE		
Type	Medjool	Deglet
Count	310	1,600
Age	12	28

PRODUCTION	
	3 Yr Average Yields
Deglet	164,740
Medjool	36,090

WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.
Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.
Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:
www.DesertPacificProperties.com/OpportunityZone

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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