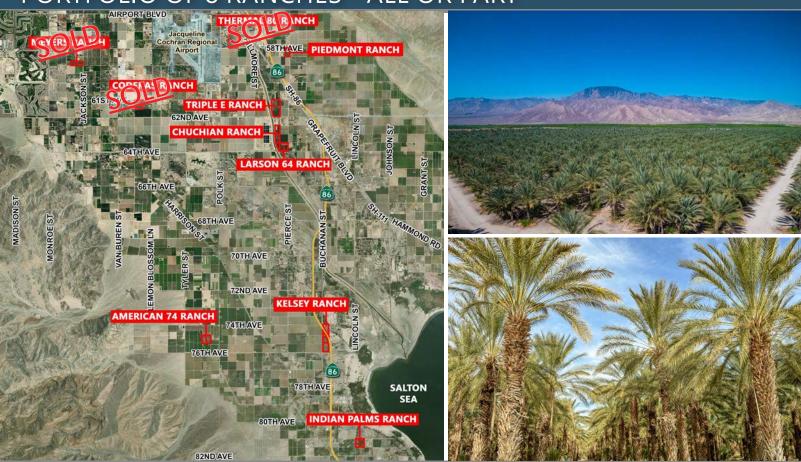
#### ORGANIC DATE RANCHES COACHELLA VALLEY & BLYTHE PORTFOLIO OF 8 RANCHES - ALL OR PART



#### **RANCH INFO**

- Piedmont Ranch \$820,000 (\$40,000/AC)
  20.5 AC SWC Pierce St & Ave 58, Thermal
- Meyers Rancis (\$45,000/AC)
  29.6 AC W Jackson St. W. Ave 60, Vista Santa Rosa
- Indian Palms Ranch \$1,369,200 (\$35,000/AC)
  39.12 AC SEC Lincoln St & Ave 81, Thermal
- American 74 Ranch \$1,629,600 (\$40,000/AC) 40.74 AC S of Ave 74 & W of Polk St, Thermal
- Codekas Rang 07500 (\$50,000/AC) 41.5 AC W of Parison 5. & S Ave 61, Thermal

- Chuchian Ranch \$1,502,900 (\$35,000/AC)
  42.94 AC W of Pierce St & Ave 63, Thermal
- Larson 64 Ranch \$1,699,600 (\$35,000/AC)
  48.56 AC NWC Pierce St & Ave 64, Thermal
- Kelsey Ranch \$1,866,750 (\$25,000/AC) 74.67 AC Expressway 86 & Ave 76, Oasis
- Triple E Ranch \$3,375,000 (\$45,000/AC)
  75 AC W of Pierce St & N Ave 62, Thermal
- Thermal 80 Rescord 9 500 (\$25,000/AC) 79.82 AC E of Polk & N Ave 58, Thermal
- Portola Ranch \$7,724,100 (\$15,000/AC)
  514.94 AC 1095 Midland Rd, Blythe

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### **RANCH OVERVIEW** 20.5 AC PIEDMONT RANCH



#### **FEATURES**

- Rare 20-acre parcel in desirable Vista Santa Rosa
- Approx. 1,095 organic deglet noor date trees located on the property
- Easy access to Expressway 86 & Highway 111
- Just 2 miles from Jacqueline Cochran Regional Airport and 2.5 miles from The Thermal Club, a luxury, private motorsports club
- 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: \$820,000 (\$40,000/AC)

- Location: Property is located on SWC Pierce St & Avenue 58, Thermal, CA
- **APN:** 757-220-006
- Parcel Size (According to County Assessor's Information): 20.5 acres
- Zoning: <u>A-2-20 (Heavy Ag, 20-acre min. lot size)</u>
- General Plan: Agriculture
- Utilities: Water: 18" main line on Pierce St Sewer: No sewer in the area Irrigation Water: Yes, Meter #2813
- Tile Drain Lines: Yes, TD-49-A
- Current Use: Date Ranch
- Soils: GcA (Gilman fine sandy loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet)

### RANCH OVERVIEW 29.6 AC MEYERS RANCH



#### FEATURES

- Approx. 1,341 organic date trees located on the property
- In an area of many equestrian estates, close proximity to Rancho Polo and 2 miles from Desert International Horse Park
- Just 4.5 miles from Empire & El Dorado
  Polo Fields, home to the world-renowned
  Coachella and Stagecoach Music Festivals
- 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: \$1,332,000 (\$45,000/AC)

- Location: The property is located on the west side of Jackson and north of Avenue 60 in Vista Santa Rosa, CA
- APN: 764-230-007
- Parcel Size (According to County Assessor's Information): 29.6 acres
- Zoning: <u>A-1-20 (Light Ag, 20-acre min. lot size)</u>
- General Plan: Agriculture
- Utilities: Water: 18" line at Avenue 58 & Monroe St Sewer: 33" line at Avenue 58 & Monroe St Irrigation Water: Yes, Meter #1916
- Tile Drain Lines: Yes, TD-351
- Soils: GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam), Ir (Indio fine sandy loam, wet)

# **BANCH BANCH**39.12 AC INDIAN PALMS RANCH

## Expressway 86 Lincoln Ave SSTES SEC LINCOLN ST & AVENUE 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: \$1,369,200 (\$35,000/AC)

#### SITE DETAILS

- Location: Property is located at the SEC of Lincoln St & Ave 81 in Oasis, CA
- Zoning: <u>W-2 (Controlled Development)</u>
- 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.
- Soils: CrA (Coachella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes)

### - RANCH OVERVIEW 40.74 AC AMERICAN 74 RANCH



#### FEATURES

- 40-acre prime organic date ranch
- Approx. 3,101 medjool & deglet 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
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest rates in California. Property is included in the Oasis Area Irrigation Expansion Project currently under construction
- Coachella Valley has one of the earliest harvests in the U.S.
- Easy access to Expressway 86

#### PRICE: \$1,629,600 (\$40,000/AC)

- Location: Property is located on the west side of Polk St & south side of Ave 74, Oasis, CA
- **APN:** 755-070-009 (19.98 AC), 011 (20.76 AC)
- Parcel Size (According to County Assessor's Information): 40.74 AC
- Zoning: <u>W-2 (Controlled Development)</u>
- General Plan: <u>Agriculture</u>
- Utilities: Irrigation: Well Canal Water: TBD (Oasis Area Irrigation Expansion Project) Domestic Water: 30" Main Line in Harrison St Sewer: No sewer in the area
- Tile Drain Lines: No
- Current Use: Date Ranch
- Tree Count: 3,101
- Soils: CdC (Carsitas gravelly sand, 0-9% slopes), MaB (Myoma fine sand, 0-5% slopes), CsA (Coachella fine sandy loam, 0-2% slopes)
- Comments: Property is located in the heart of Oasis, an unincorporated area of Riverside County. Canal water line is currently under construction and meter number(s) are to be determined

### **RANCH OVERVIEW** 41.5 AC CODEKAS RANCH



#### FEATURES

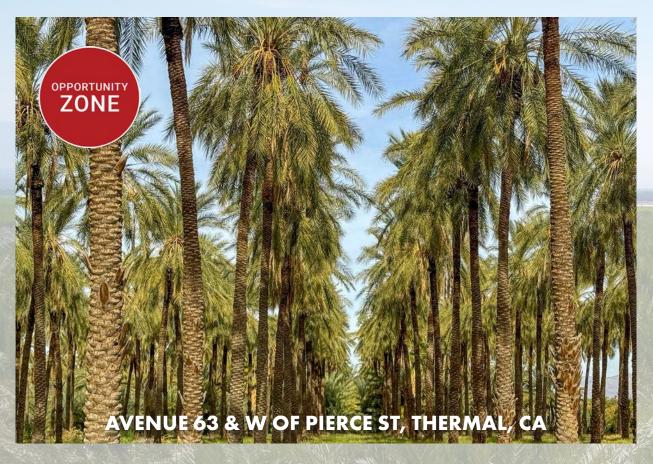
- Approx. 1,345 organic date trees located on the property
- Adjacent to Deer Creek Polo, with lot sales averaging over \$1M
- 1/2 mile to Jacqueline Cochran Regional Airport
- One mile to The Thermal Club, an exclusive luxury motorsports track
- Close proximity to high-end country clubs, such as Trilogy La Quinta, PGA West, and Andalusia Country Club and Madison Club
- 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: \$2,075,000 (\$50,000/AC)

- Location: The property is located on south side of Avenue 61 west of Harrison in Vista Santa Rosa, CA
- APN: 759-120-005
- Parcel Size (According to County Assessor's Information): 41.5 acres
- Zoning: <u>A-1-10 (Light Ag, 10-acre min. lot size)</u>
- General Plan: Agriculture
- Utilities: Water: 30" line on Harrison St & Ave 61
- Sewer: 42" line on Avenue 62 and Harrison St Irrigation Water: Yes, Meter #2114
   Tile Drain Lines: Yes, TD-395
- Current Use: Date Ranch
- Soils: GcA (Gilman fine sandy loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), CrA (Coachella fine sand, wet, 0-2% slopes)

### **RANCH OVERVIEW**

#### 42.94 AC CHUCHIAN RANCH



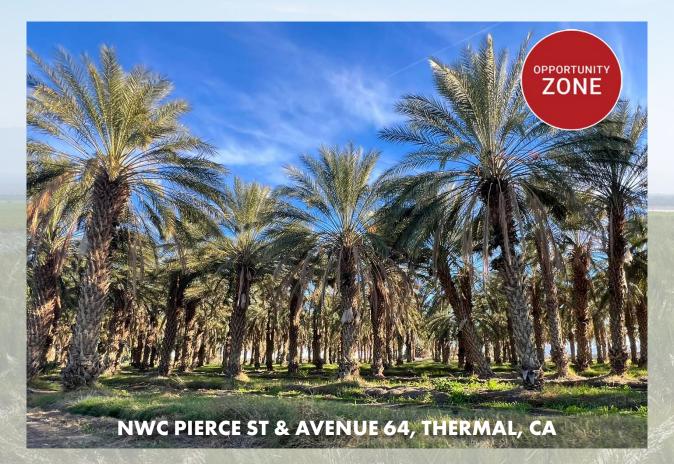
#### **FEATURES**

- Approx. 2,256 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: \$1,502,900 (\$35,000/AC)

- Location: The property is located on Avenue 63 west of Pierce Street in Thermal, CA
- APN: 749-030-041 (22.04 AC); 749-040-017 (20.9 AC)
- Parcel Size (According to County Assessor's Information): 42.94 acres
- Zoning: <u>A-1-10 (Light Ag, 10-acre min. lot size)</u>
- General Plan: Agriculture
- Utilities: Domestic Water: 24" Main Line on Ave 60 & Fillmore St-Pierce St
   Sewer: 18" force main line on Avenue 63 Irrigation Water: Yes, Meter #4960
- Tile Drain Lines: Yes, TD-184
- Current Use: Date Ranch
- Soils: GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam), GfA (Gilman silt loam, wet, 0-2% slopes)

### - RANCH OVERVIEW 48.56 AC LARSON 64 RANCH



#### 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: \$1,699,600 (\$35,000/AC)

- Location: The property is located on
- APN: 749-040-010 (38.3 AC); 011 (10.26 AC)
- Parcel Size (According to County Assessor's Information): 48.56 acres
- Zoning: <u>A-1-10 (Light Ag, 10-acre min. lot size)</u>
- General Plan: Agriculture
- Utilities: Domestic Water: 24" Main Line on Ave 60 & Fillmore St-Pierce St Sewer: 18" force main line on Avenue 63 Irrigation Water: Yes, Meter #3690
- Tile Drain Lines: Yes, TD 152
- Current Use: Date Ranch
- 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)

### RANCH **OVERVIEW** 74.67 AC KELSEY RANCH



#### FEATURES

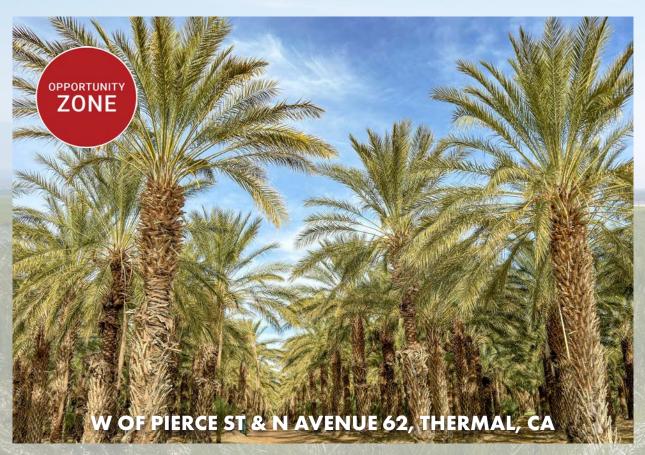
- 74.67 acre organic date ranch
- Approx. 3,927 medjool, deglet, zahidi, and exotic date trees located on the property
- Easy access via Expressway 86
- Less than 10 miles from Jacqueline Cochran **Regional Airport**
- Close proximity to Kohl Ranch, a 2,000 acre, 7,124 unit Master Planned Community
- In Coachella Valley Water District (CVWD) with one of the least expensive water rates in the state
- 15 miles from Coachella Valley & Stagecoach **Music Festivals**

#### PRICE: \$1,866,750 (\$25,000/AC)

- Location: The property is located north and south of Expressway 86, just north of Avenue 76 in Oasis
- APNs: 737-020-025 (28.05 AC), 026 (4.69 AC), 027 (1.56 AC), 028 (15.18 AC), 029 (0.32 AC), 030 (3.81 AC), 031 (21.06 AC)
- Parcel Size (According to County Assessor's Information): 74.67 AC
- Zoning: W-2 (Controlled Development)
- General Plan: Indian Utilities:Irrigation Water: Meter 50917; Reservoir **FIN**
- Water: 12" line in 76th Ave & Pierce St
- 18" line in Harrison St & Avenue 74
- Tile Drain Lines: No
- Soils: GcA (Gilman fine sandy loam, wet, 0-2% slopes), GdA (Gilman fine sandy loam, moderately fine substratum), GfA (Gilman silt loam wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), It (Indio very fine sandy loam, wet), Sb (Salton silty clay loam)

### RANCH OVERVIEW

75 AC TRIPLE E RANCH



#### FEATURES

- Approx. 5,942 organic date trees located on the property
- Easy access to Expressway 86
- 1.5 miles from The Thermal Club, a premier, private luxury motorsports track
- 2 miles to Jacqueline Cochran Regional Airport
- 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: \$3,375,000 (\$45,000/AC)

- Location: The property is located on the north side of Avenue 62 west of Pierce Street in Thermal
- **APN:** 757-310-018
- Parcel Size (According to County Assessor's Information): 75 acres
- Zoning: <u>A-2-10 (Heavy Ag, 10-acre min. lot size)</u>
- General Plan: Agriculture
- Utilities: Water: 24" line on Avenue 60
- Sewer: 8" line on Avenue 62
  Irrigation Water: Yes, Meter #6651, 6664
- Tile Drain Lines: Yes, TD-380
- Current Use: Date Ranch
- 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), Ir (Indio fine sandy loam, wet), W (Water)

### - RANCH OVERVIEW 79.82 AC THERMAL 80 RANCH



#### FEATURES

- Approx. 2,402 organic date trees located on the property
- 1/4 mile from Jacqueline Cochran Regional Airport
- Just off Expressway 86 and Highway 111 (Grapefruit Blvd)
- Close proximity to Desert International Horse Park and The Thermal Club, a premier private motorsports facility
- 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: \$1,995,500 (\$25,000/AC)

- Location: The property is located east of Polk Street on the north side of Avenue 58 in Thermal
- APN: 757-090-004 (77.4 AC); 011 (2.42 AC)
- Parcel Size (According to County Assessor's Information): 79.82 acres
- Zoning: <u>MU (Mixed Use)</u>
- General Plan: Mixed Use Area
- Utilities: Water: 24" line in Polk St
- Sewer: 15" line in Avenue 57
  Irrigation Water: Yes, Meter #4693, 4694
- Tile Drain Lines: Yes, TD-117
- Soils: GcA (Gilman fine sandy loam, wet, 0-2% slopes), lt (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes), lr (Indio fine sandy loam, wet)

### **RANCH OVERVIEW**

#### 514.94 AC PORTOLA RANCH, BLYTHE



#### FEATURES

- 514.94 acre organic date ranch in a warm area
- Approx. 14,356 medjool, deglet, zahidi, and exotic date trees located on the property
- 351 acres of open ground for additional agriculture use
- Includes two mobile homes and a shop
- Easy access to I-10
- Just 224 miles east of Los Angeles, 200 miles south of Las Vegas, and 150 miles west of Phoenix
- Near the 2,300-acre McCoy Solar Energy Project

#### PRICE: \$7,724,100 (\$15,000/AC)

- Location: Property is located on the west side of Midland Rd and north/south side of Neighbours Blvd in Blythe, CA
- APN: 812-330-001 (40 AC), 002 (20 AC), 003 (20 AC); 812-341-004 (120 AC), 005 (40 AC), 006 (40 AC), 007 (51.81 AC), 008 (73.13 AC), 009 (40 AC), 010 (40 AC), 013 (30 AC)
- Parcel Size (According to County Assessor's Information): Approx. 514.94 Acres
- Zoning: <u>W-2-10 (Controlled Development, 10-acre min. lot</u> size)
- General Plan: <u>Agriculture</u> ; Rural Desert
- Utilities: Two Wells
  Electrical: To site
  Domestic Water: No
  Sewer: No Sewer in the area
- Tile Drain Lines: No
- Structures: Two old mobile homes and a shop
- Comments: Just outside of the city limits of Blythe.
  Great opportunity for a large date ranch in a warm area.