

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



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



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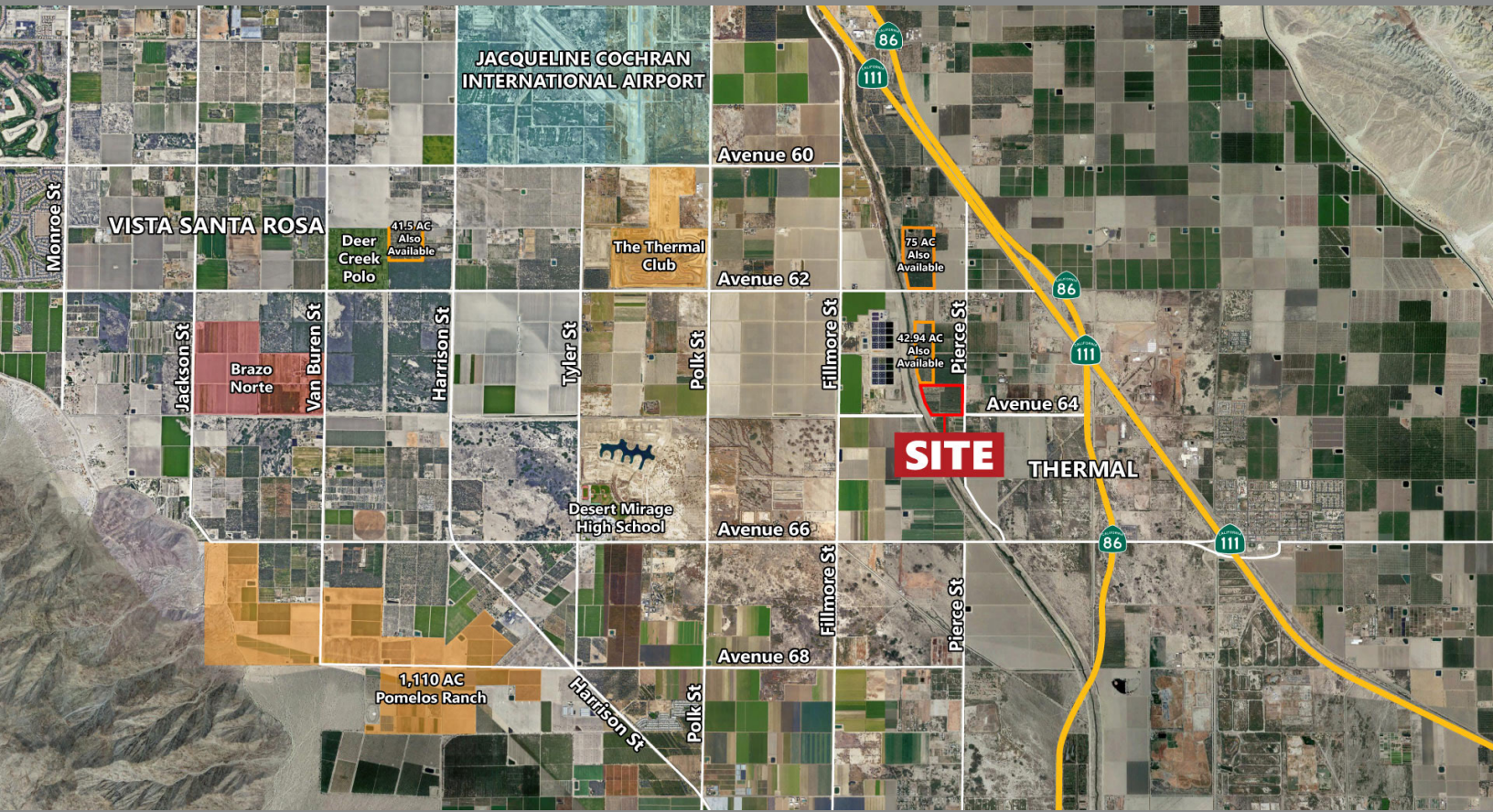


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# 48.56 ACRES ORGANIC DATE RANCH

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:** A-1-10 (Light Ag, 10-acre min. lot size)
- **General Plan:** 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
- **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)

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](http://www.DesertPacificProperties.com/OpportunityZone)

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