

SILVER CANYON RANCH

496 ACRES, COACHELLA VALLEY

POTENTIAL WARM FARM GROUND OR SOLAR FARM

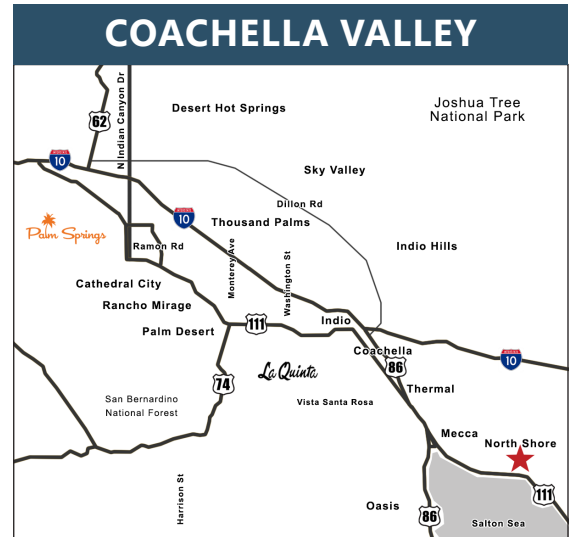


CLEVELAND ST & COACHELLA CANAL, NORTH SHORE, CA

FEATURES

- Potential for very warm/early harvest nearly frost free potential farmground
- Investment opportunity with various future uses such as agriculture, future residential development, or solar farm
- Beautiful 360 views of the Salton Sea, Santa Rosa Mountains, and Mecca Hills
- Not in the conservation area
- In Opportunity Zone, provides potential tax incentives
- Near new Elementary School currently under construction
- Low Cost Coachella Valley Water District Irrigation Water

PRICE: \$6,211,500 (\$12,500/AC)



VICINITY MAP



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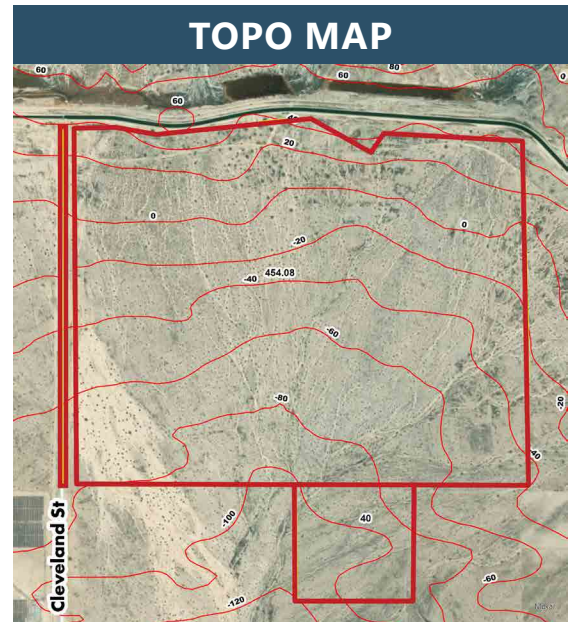
AERIAL & SITE AMENITIES



Directions: From I-10, take Expressway 86 South for 12 miles. Turn left (east) onto Ave 66 towards Highway 111. In .7 mile turn left onto Lincoln St. In approx. 500 ft., turn right onto Highway 111 and travel 7.1 miles to Cleveland St. Turn left onto Cleveland St then right on Ave 70 then left on the dirt road that parallels the Cleveland drain. Travel on the dirt road for 1 mile and the property will be on the right and continues for 3/4 of a mile.

SITE AMENITIES

- **Location:** The property is located on the southeast corner of the All American Canal and Cleveland Street (unimproved) in North Shore, CA
- **APN:** 721-040-002 (2.84 AC), 003 (454.08 AC), 721-130-008 (40 AC)
- **Parcel Size (According to County Assessor's Information):** 496.92 AC
- **Zoning:** [Click here to view W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view RD \(Rural Desert\)](#)
- **Utilities:**
 - Domestic Water: 8" line 1 mile south on Ave 70
 - Sewer: No sewer in the area
 - Power: In Ave 70; High tension power lines north of the property
 - Irrigation: CVWD canal water meter #9113; Irrigation water outlet flow of 5,000 gallons per minute (10 gallons per minute per acre)
- **Earthquake Fault Zone:** Yes, partially in
- **Title:** No
- **Elevation:** -100 to 40
- **Multi-Species:** No
- **Terms:** Cash
- **Soil Type:** MaB (Myoma Fine Sands); CdC (Carsitas gravelly sand)



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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.