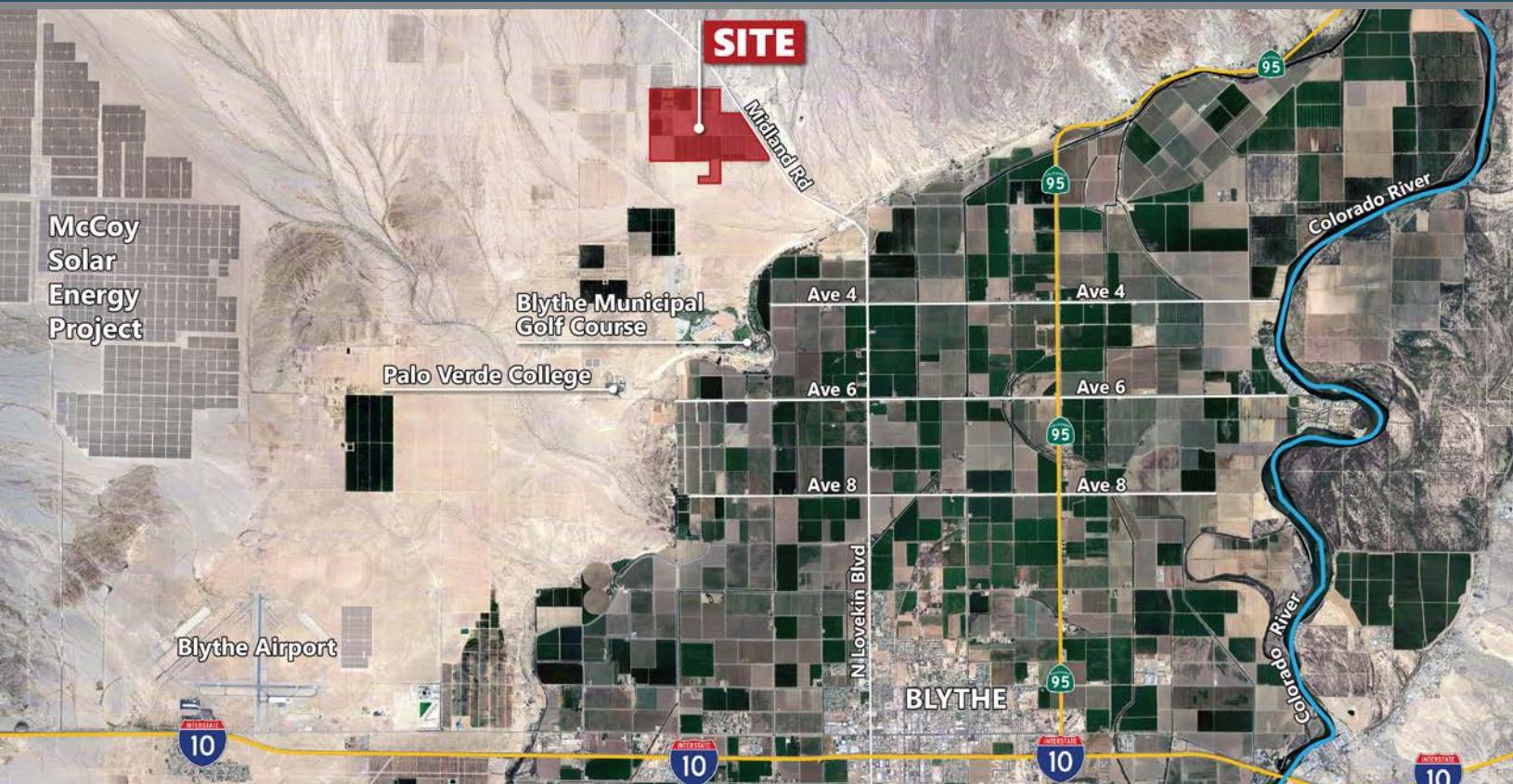


# 515 ACRE ORGANIC DATE RANCH

## PORTOLA RANCH



**1095 MIDLAND RD, BLYTHE CA**

## 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

## COACHELLA VALLEY



## VICINITY MAP

**PRICE: \$6,694,220 (\$13,000/AC)**



**SUSAN HARVEY**

DRE #00957590  
susan@dppllc.com  
Cell: 760.250.8992

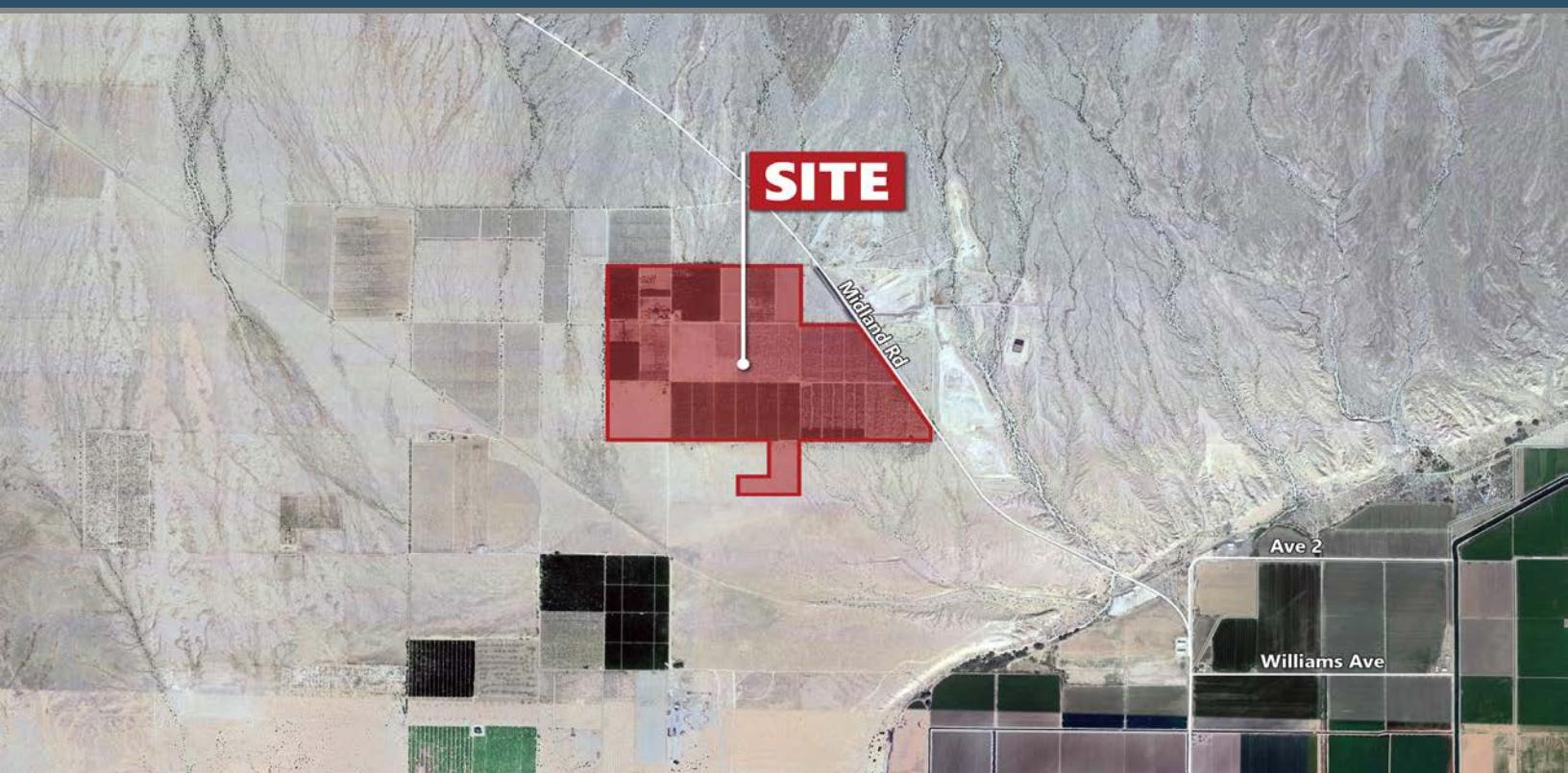


**EMILY HARVEY**

DRE #02229612  
emily@dppllc.com  
Cell: 760.636.3500

# 515 ACRE ORGANIC DATE RANCH

## AERIAL & SITE AMENITIES



**Directions:** Please use GPS navigation to address 1095 Midland Rd, Blythe, CA 92225.

## SITE AMENITIES

- **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:** [Click here to view W-2-10 \(Controlled Development, 10-acre min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture; Rural Desert](#)
- **Utilities:** Two Wells  
Electrical: To site  
Domestic Water: No  
Sewer: No Sewer in the area
- **Tile Drain Lines:** No
- **Tree Count:** 14,356
- **Lease:** Deglet trees are currently leased at \$20/tree/year.  
Lease may be terminated upon sale.
- **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.

TREE COUNTS		
	PRE PRODUCTION	PRODUCING
MEDJOOLS		6,253
DEGLETS	514	3,548
ZAHIDI		3,736
EXOTIC		305
<b>TOTAL</b>	<b>514</b>	<b>13,842</b>

PRODUCTION					
	MEDJOOLS	DEGLETS	ZAHIDI	EXOTIC	TOTAL
2021	394,110	275,000	200,000	10,808	879,918
2022	391,773	275,000	175,000	9,864	851,637
2023	400,000	275,000	150,000	44,635	869,635

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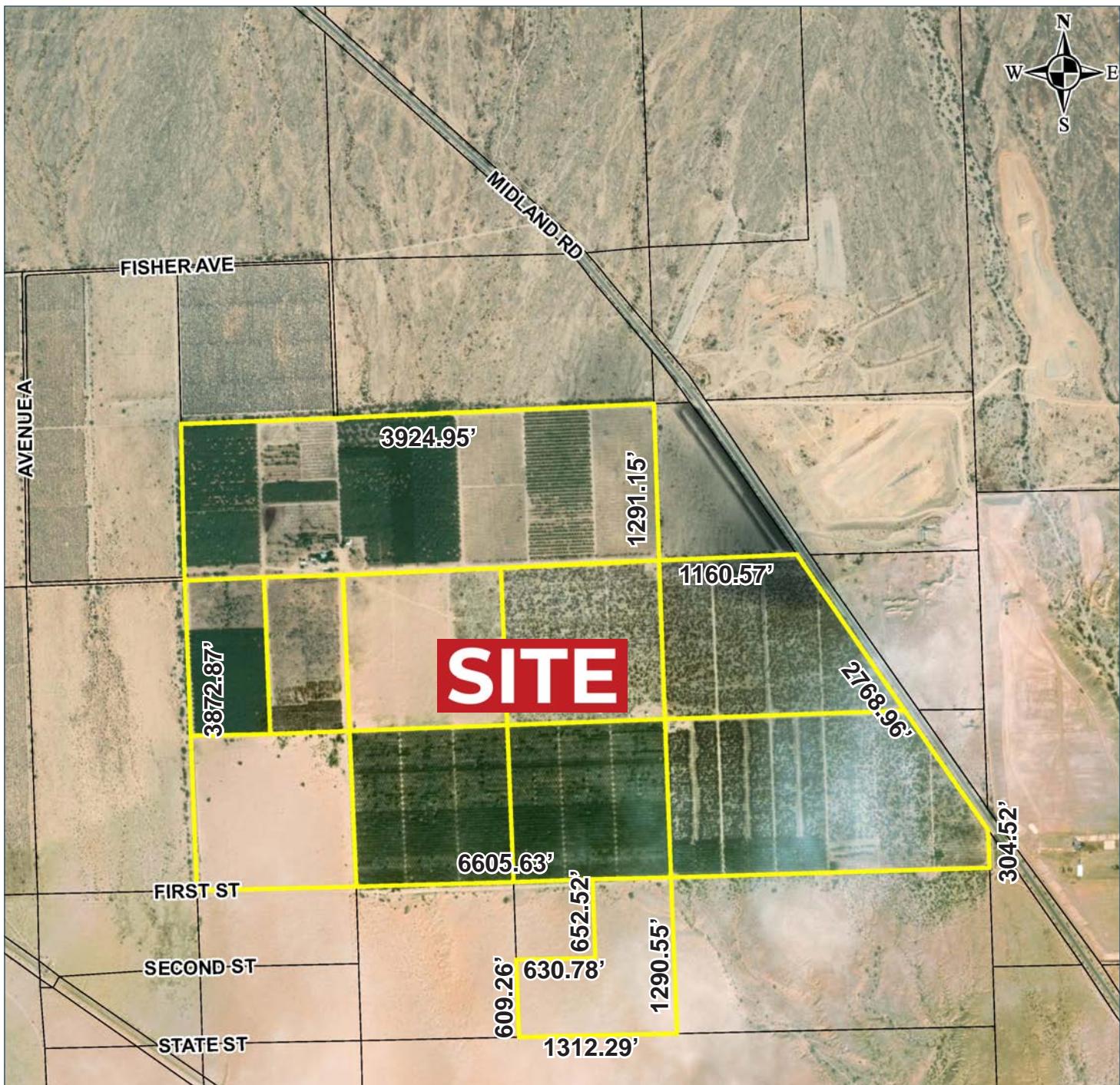
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# 515 ACRE ORGANIC DATE RANCH

## AERIAL WITH DIMENSIONS



### APPROXIMATE DIMENSIONS



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# 515 ACRE ORGANIC DATE RANCH

## PROPERTY PHOTOS



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