

# 39.55 ACRES FARMGROUND FOR LEASE

VISTA SANTA ROSA, CA



W JACKSON ST & AVE 60, VISTA SANTA ROSA, CA

## FEATURES

- Prime warm farmground
- First year rent free in exchange for cleanup
- Tiled
- Low cost Coachella Valley Water District (CVWD) canal water

LEASE RATE: \$400/AC/YR



VICINITY MAP



6/4/24 LO



**SUSAN HARVEY**

DRE #00957590  
susan@dppllc.com  
Cell: 760.250.8992



**PAULA TURNER**

DRE #00702492  
paula@dppllc.com  
Direct: 760.766.0511  
Cell: 760.578.6564

DesertPacificProperties.com 760.360.8200



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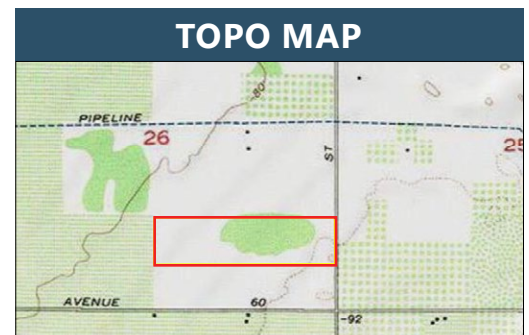
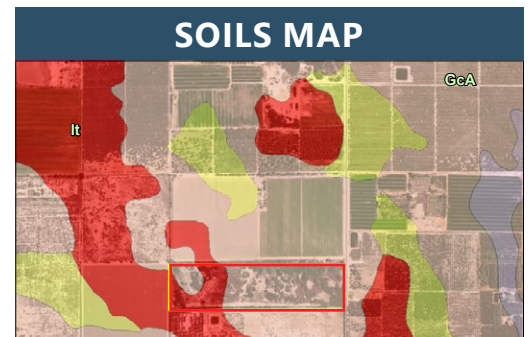
## AERIAL & SITE AMENITIES



**Directions:** From I-10 traveling east. Exit on Jackson St and turn right (south), travel for about 8.5 miles. The property will be on your right.

### SITE AMENITIES

- **Location:** Property is located on the west side of Jackson St and just north of Ave 60 in Vista Santa Rosa, CA
- **Zoning:** A-1-20 (Light Agriculture, 20-acre min. lot size)
- **General Plan:** Agriculture
- **APN:** 764-240-008
- **Parcel Size:** 39.55 acres
- **Tiled:** Yes, TD-349
- **AgPreserve:** Not In
- **Soils:** GcA (Gilman fine sandy loam, wet, 0 to 2% slopes), It (Indio very fine sandy loam, wet)
- **Irrigation:** Yes, Meter #1507
- **Utilities:**
  - Electric: In Street
  - Domestic Water: 16' DIP on Ave 60 & E Monroe St
  - Sewer: 12" Line on Ave 60 & E Monroe St



760-360-8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.