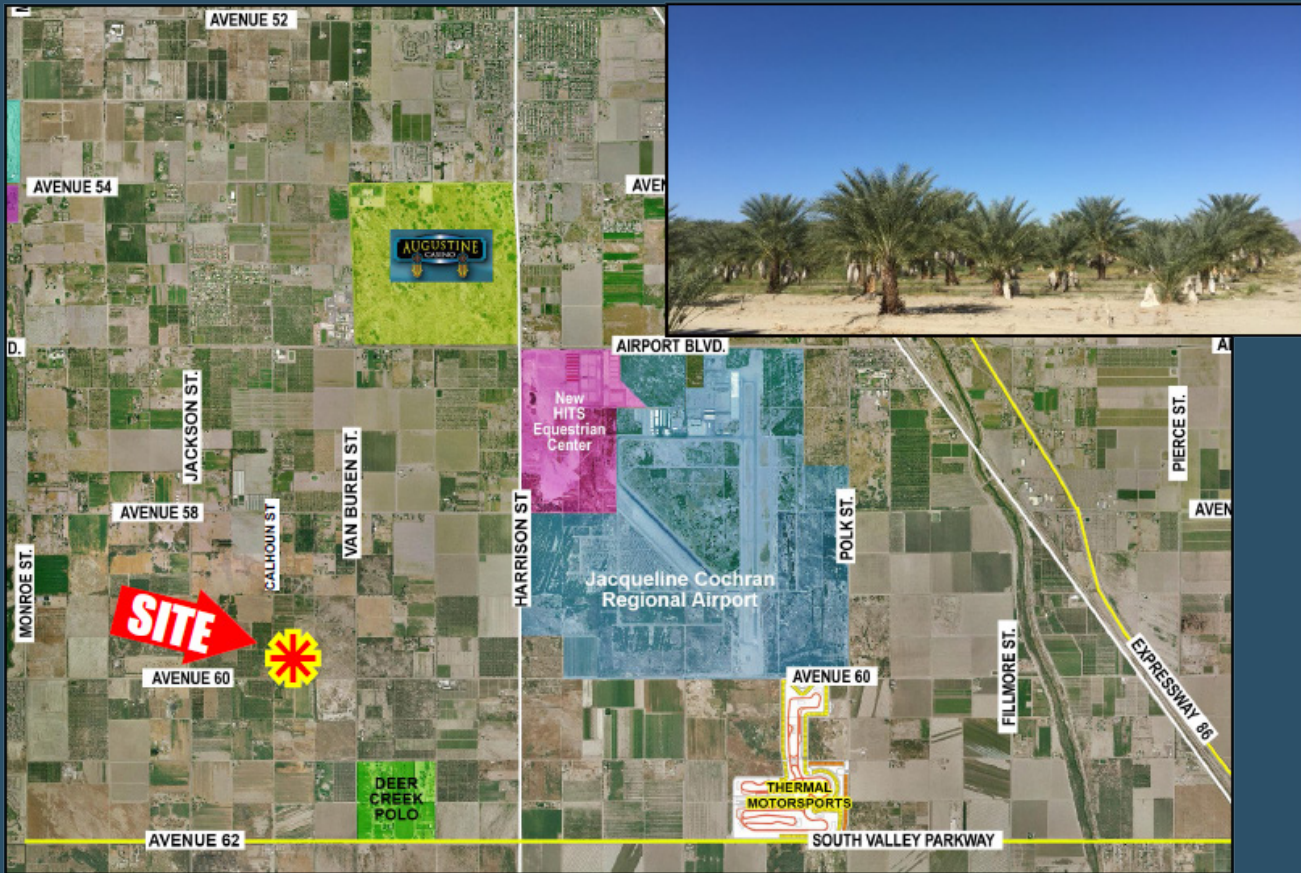


39 ACRES DATES & CITRUS VISTA SANTA ROSA



NEC AVENUE 60 & CALHOUN STREET, VISTA SANTA ROSA, CA

FEATURES

- Canal Water to Property
- New cement lined reservoir
- 5 acres tall deglets interplanted with grapefruit
- 32 acres young deglets
- 2 acres open ground

Asking Price: \$2,400,000 (\$61,396/AC)



VICINITY MAP

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39 ACRES DATES & CITRUS VISTA SANTA ROSA



SITE AMENITIES

- **Location:** The property is located at the northeast corner of Avenue 60 and Calhoun Street in Vista Santa Rosa.
- **Zoning:** A-1-20 (Light Agriculture, 20 acre min.lot size)
- **General Plan:** AG (Agriculture)
- **APN:** 764-260-008
- **Parcel Size:** 39.09 total acres
- **Utilities: Electricity:** In Street
Sewer: 12" main line on Ave 61 & Monroe
Water: 18" main line on Ave 61 & Monroe
Canal Water: Yes, Meter # 2056
- **Tiled:** No
- **Ag Preserve:** No
- **Reservoir:** Yes
- **Soils:** GcA (Gilman fine sandy loam, wet, 0 to 2 percent slopes) CrA (Coachella fine sand, wet, 0 to 2 percent slopes)

	Tree Count	2018 Production	2019 Production
Deglets	1,023	251,868	290,181
Medjools	64	10,880	15,765
Shoots	537		

PROPERTY AERIAL



SOIL MAP

