

# FARMGROUND FOR LEASE

322.61 ACRES AVAILABLE



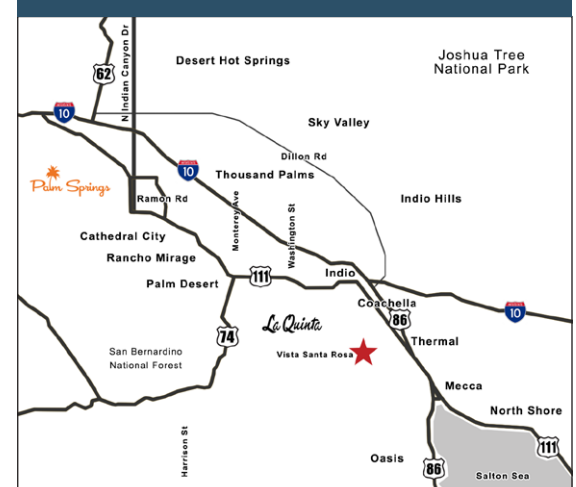
**S AVE 66 & EAST & WEST LEMON BLOSSOM WAY, THERMAL, CA**

## FEATURES

- Canal or Well water available
- Low cost Coachella Valley Water District (CVWD) canal water
- Remaining blocks where previously farmed to vegetables and nursery
- 9.56 acres of Dates - owner will consider share cropping in exchange for tree maintenance
- 322.61 acres still available for lease

**LEASE RATE: \$600 - \$700 PER ACRE**

## COACHELLA VALLEY



**VICINITY MAP**



04/01/24 SV



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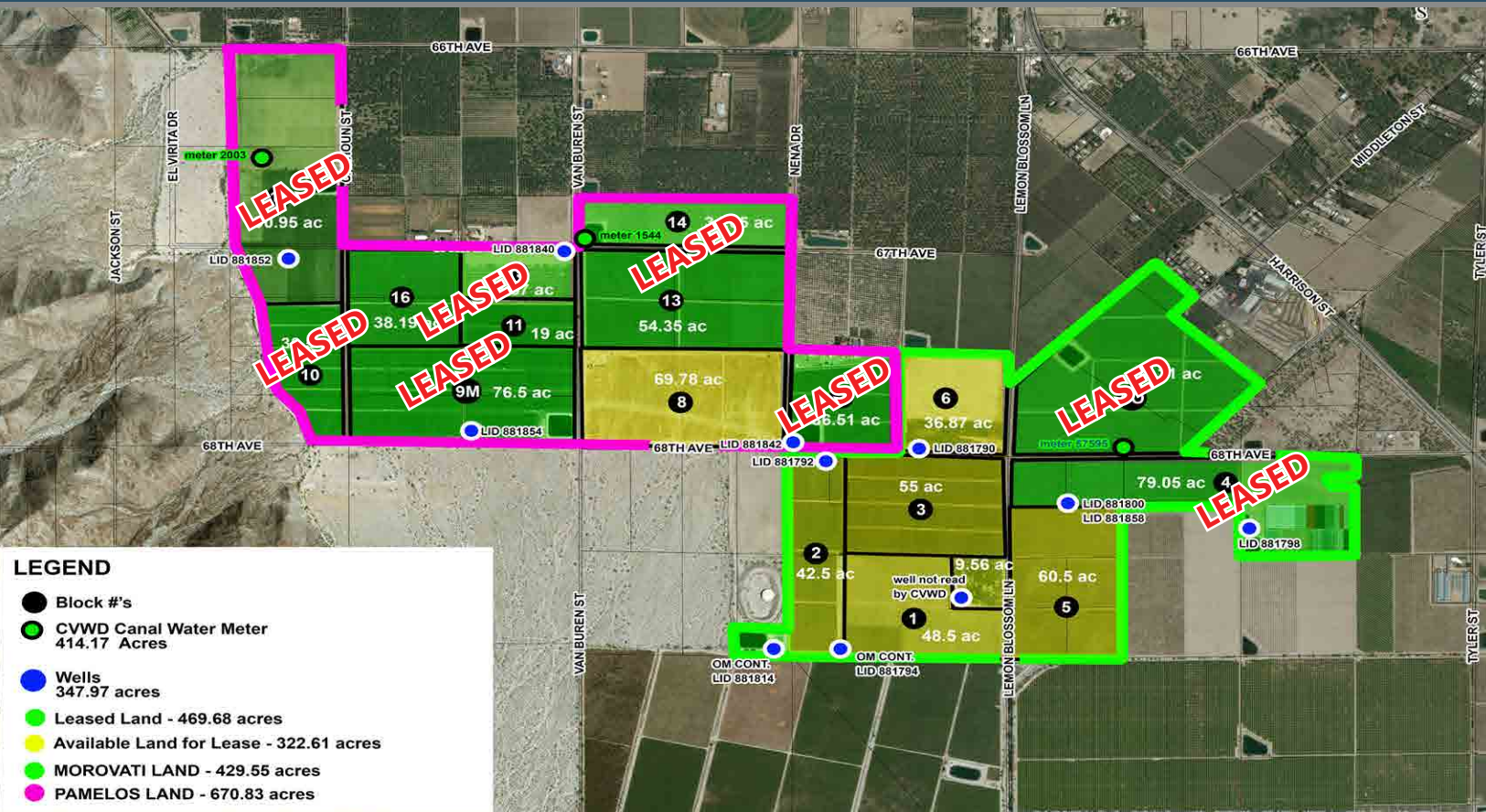
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# 322.61 AC FARMGROUND FOR LEASE

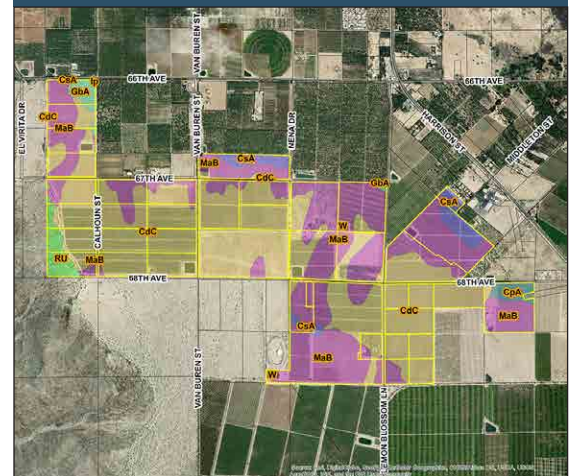
## RANCH SITE PLAN - AVAILABILITY



### SITE AMENITIES

- **Location:** East & West of Lemon Blossom Way, North & South Avenue 68, Thermal
- **Total Parcel Size:** 1,100.38 acres
- **Zoning:** W-2 (Controlled Development & A-1-10 (Light Agriculture)
- **General Plan:** AG (Agriculture)
- **Current Use:** Farmground, currently being farmed to vegetables
- **Irrigation Water:** Yes, CVWD Meter # 2003, 1544, 57595
- **Tiled:** No
- **Ag Preserve:** No
- **Soils Type:** It - Indio very fine sandy loam, wet; Sb - Salton silty clay loam; CsA - Coachella fine sandy loam, 0-2% slopes; GbA - Gilman fine sandy loam, 2-5% slopes; Ip - Indio fine sandy loam; CdC - Carsitas gravelly sand, 0-9% slopes; MaB - Myoma fine sand, 0-5% slopes; CpA - Coachella fine sand, 0-2% slopes
- **Comments:** Block 6 & 8 have never been farmed

### SOILS MAP



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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.