

TURNKEY FISH FARM & DATE RANCH

24511 RICE RD, DESERT CENTER, CA

MOTIVATED
SELLER



PROPERTY TOUR

Scan or click the QR code to take a look at the highlights of this property.

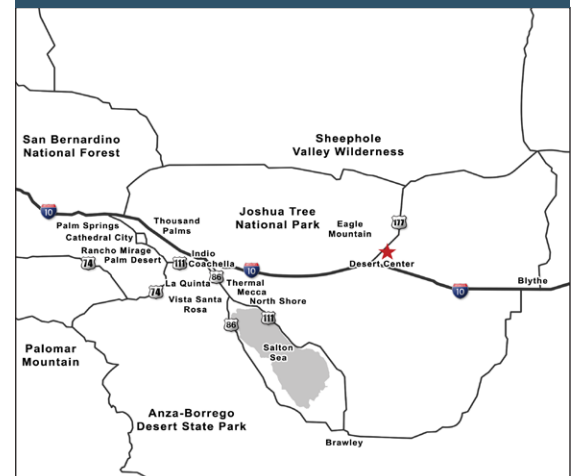
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FEATURES

- Turnkey fish farm with over \$500,000 in reported annual sales
- Over a million dollars worth of farm equipment including trucks, tractors, bulldozers, excavators, backhoes, trailers, plows, freezer containers, and more.
- 320 solar panels on site with a Southern California Edison net metering agreement
- 88 acres with over 1000 date trees on flood irrigation system
- Approximately 25 acres of the land is unused for additional ponds or trees
- Advantageously located halfway between Los Angeles, CA and Phoenix, Arizona
- Adjacent to the Athos solar farm and close to the Chuckwalla Valley Raceway / Airport
- Only a 45-minute drive from Indio and Blythe

ASKING PRICE: \$2,900,000

COACHELLA VALLEY



VICINITY MAP



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FARM PRODUCTION AND AMENITIES



FISH FARM

- 8 large in-ground fish ponds plus 2 holding ponds
- Each pond is approximately 2.5 acres in size
- Paddlewheel aeration system on each pond
- Currently 180,000 live fish.
- All live fish at the time of sale will be transferred to the new owner
- Species mix consists of silver carp and catfish
- Full time employee that lives on property
- Customer and vendor lists included
- Owner may provide training to new owner



SITE AMENITIES

- **Location:** Property is located at 24511 Rice Rd, Desert Center, CA
- **Zoning:** [Click here to view W-2-10](#)
- **Allows:** [Click here for RivCo Zoning Ordinance](#)
- **General Plan:** [Click here to view OS - RUR \(Open Space - Rural\)](#)
- **APN:** 811-130-011
- **Parcel Size:** 88.1 acres
- **Utilities:**
 - Electric: On Site, Solar & Edison Agreement
 - Sewer: Septic
 - Well: Yes with large storage tank
 - Horsepower: 100 HP
- **Current Use:** Date Farm & Fish Farm
- **Terms:** Cash

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.

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PICTURES AND ITEMS INCLUDED IN SALE



FARM EQUIPMENT & VEHICLES INCLUDED

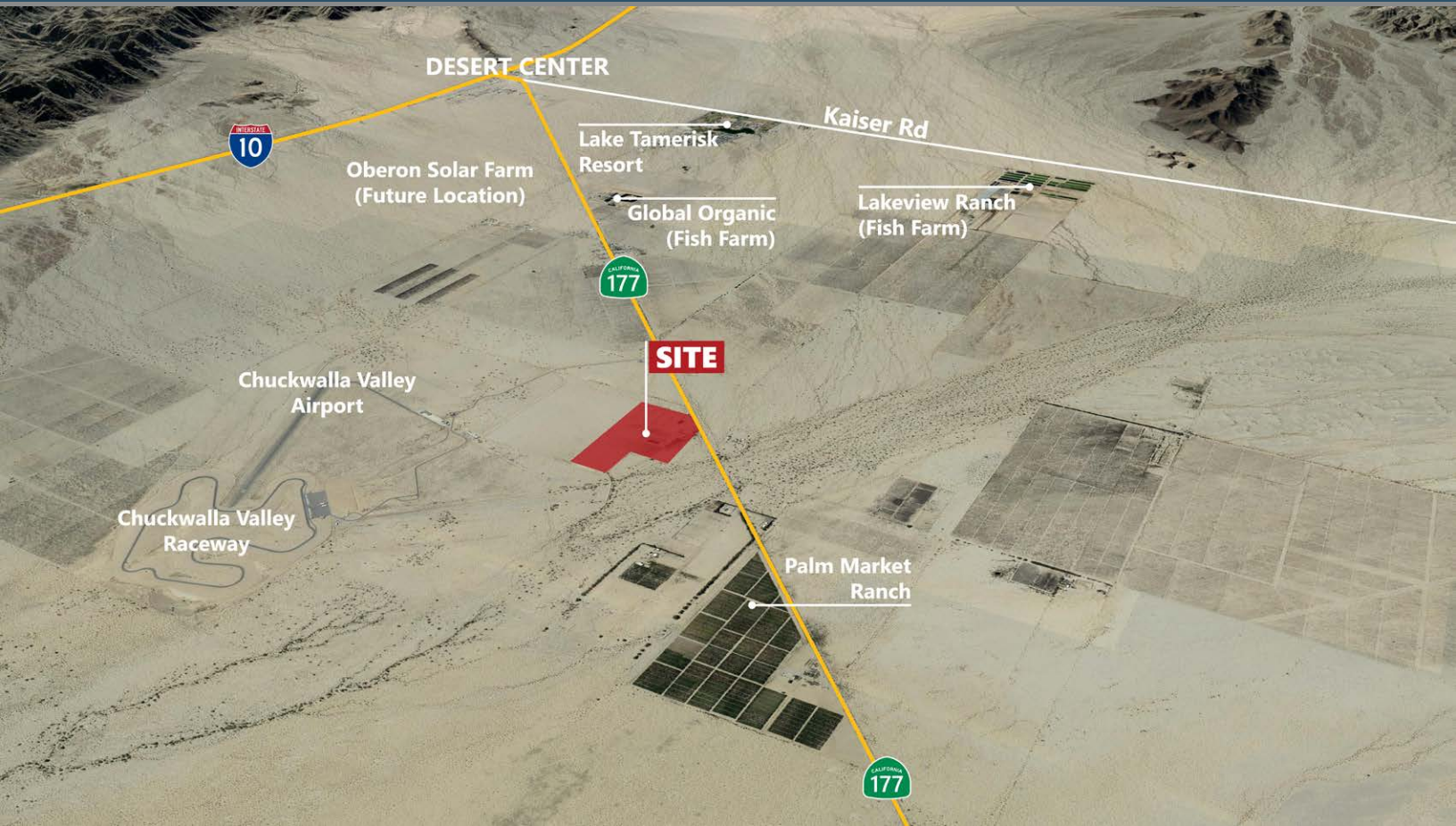
John Deere 4044R - tractor	Fiatallie W6660 - bulldozer	Large freezer containers (2)
John Deere 4450 - tractor	Caterpillar 977L - bulldozer	Truck with water tank
New Holland TN65 - tractor	Caterpillar 300.9 - excavator	4 large feed tanks
International 575 - tractor	Champion 720A - motor grader	Several tractor attachments
MF 1085 - tractor	Manitou MTA 8044 - telehandler	Several golf carts
MF 135 - tractor	Bandit 90XP - wood chipper	International trucks s1600 (2)
International 3444 - backhoe	John Deere 310D - backhoe	Ditch witch 2300 - trencher

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LOCATION / DIRECTIONS



LOCATION

This property is located in unincorporated Riverside County near Desert Center. It is located halfway between Los Angeles and Phoenix. Desert Center is a community that is rich in history. It is home to several agricultural farms, two mobile home parks, and the Lake Tamarisk community which includes a golf course. It is also home of the Chuckwalla Valley Raceway, a professional-grade race track that can be rented by clubs and individuals. The Desert Center community is surrounded by thousands of acres of BLM land. The Bureau of Land Management has stated that this is an area where solar projects will be streamlined and incentivized. The Oberon Solar Project, which will be located just east of Desert Center, is a 2200 acre solar farm that is expected to be completed by the end of 2023.

DIRECTIONS

From Blythe, head west on the I-10, in approximately 40 miles turn right on to CA-177. In 5 miles the property will be on your right. From Los Angeles head east on the I-10, in approximately 150 miles take exit to turn left on to CA-177. In 5 miles the property will be on your right.

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