

# 40 ACRE ORGANIC DATE RANCH

AMERICAN 74 RANCH  
COACHELLA VALLEY



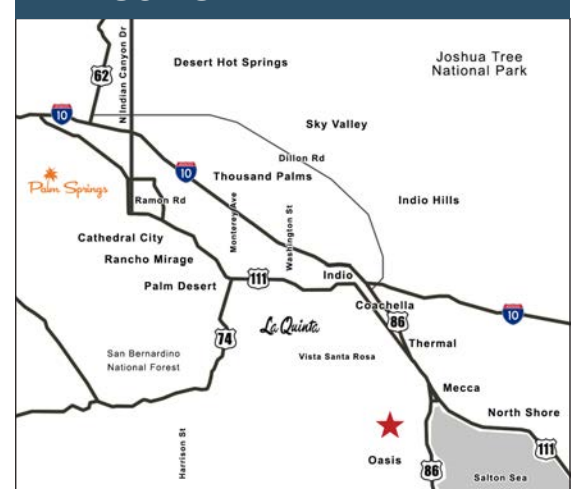
**S OF AVE 74 & W OF POLK ST, THERMAL, CA**

## FEATURES

- 40-acre prime organic date ranch
- Approx. 3,101 medjool & deglet date trees on the property
- Located in the community of Oasis within the Coachella Valley. Oasis is known for its fertile soil and warm ground
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest rates in California. Property is included in the Oasis Area Irrigation Expansion Project currently under construction
- Coachella Valley has one of the earliest harvests in the U.S.
- Easy access to Expressway 86

**PRICE: \$1,425,900 (\$35,000/AC)**

## COACHELLA VALLEY



**VICINITY MAP**



3/18/25 JC



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## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** Property is located on the west side of Polk St & south side of Ave 74, Oasis, CA
- **APN:** 755-070-009 (19.98 AC), 011 (20.76 AC)
- **Parcel Size (According to County Assessor's Information):** 40.74 AC
- **Zoning:** [Click here to view W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Utilities:** Irrigation: Well  
Canal Water: TBD (Oasis Area Irrigation Expansion Project)  
Domestic Water: 30" Main Line in Harrison St  
Sewer: No sewer in the area
- **Tile Drain Lines:** No
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.
- **Tree Count:** 3,101
- **Soils:** CdC (Carsitas gravelly sand, 0-9% slopes), MaB (Myoma fine sand, 0-5% slopes), CsA (Coachella fine sandy loam, 0-2% slopes)
- **Comments:** Property is located in the heart of Oasis, an unincorporated area of Riverside County. Canal water line is currently under construction and meter number(s) are to be determined.

### TREE COUNTS

	PRE PRODUCTION	PRODUCING
MEDJOOLS	894	888
DEGLETS		1,319
TOTAL	894	2,207

### PRODUCTION

	MEDJOOLS	DEGLETS	TOTAL
2021	150,691	137,887	288,578
2022	56,682	19,912	76,594
2023	109,511	131,900	241,411

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## DIRECTIONAL MAP & AERIAL W/DIMENSIONS



### APPROXIMATE DIMENSIONS

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## PROPERTY PHOTOS



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