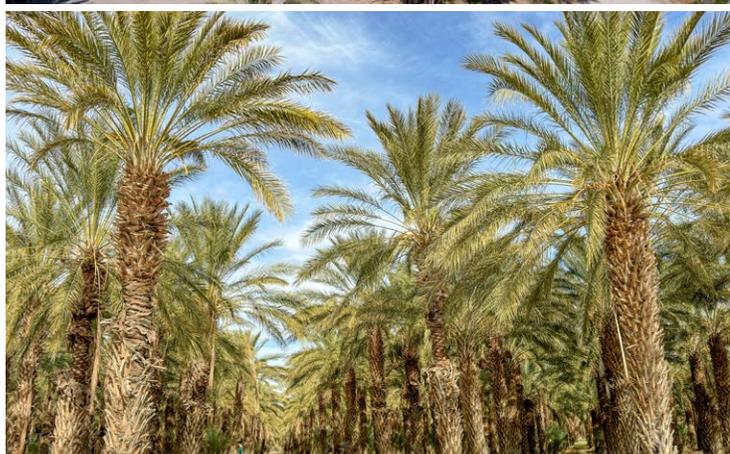


# ORGANIC DATE RANCHES

## COACHELLA VALLEY & BLYTHE

### PORTFOLIO OF 7 RANCHES - ALL OR PART



## RANCH INFO

- ~~Piedmont Ranch \$616,500 (\$32,000/AC)~~  
20.5 AC SWC Pierce St & Ave 58, Thermal
- ~~Meyers Ranch \$1,332,000 (\$45,000/AC)~~  
29.6 AC W Jackson St & Ave 60, Vista Santa Rosa
- ~~Indian Palms Ranch \$1,173,600 (\$30,000/AC)~~  
39.12 AC SEC Lincoln St & Ave 81, Thermal
- American 74 Ranch \$1,425,900 (\$35,000/AC)  
40.74 AC S of Ave 74 & W of Polk St, Thermal
- ~~Codekas Ranch \$2,075,000 (\$50,000/AC)~~  
41.5 AC W of Harrison St & S Ave 61, Thermal
- Chuchian Ranch \$1,288,200 (\$30,000/AC)  
42.94 AC W of Pierce St & Ave 63, Thermal
- Larson 64 Ranch \$1,456,800 (\$30,000/AC)  
48.56 AC NWC Pierce St & Ave 64, Thermal
- Kelsey Ranch \$1,866,750 (\$25,000/AC)  
74.67 AC Expressway 86 & Ave 76, Oasis
- Triple E Ranch \$2,625,000 (\$35,000/AC)  
75 AC W of Pierce St & N Ave 62, Thermal
- Portola Ranch \$6,694,220 (\$13,000/AC)  
514.94 AC 1095 Midland Rd, Blythe



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# RANCH OVERVIEW

## 20.5 AC PIEDMONT RANCH



### FEATURES

- Rare 20-acre parcel in desirable Vista Santa Rosa
- Approx. 1,095 organic deglet noor date trees located on the property
- Easy access to Expressway 86 & Highway 111
- Just 2 miles from Jacqueline Cochran Regional Airport and 2.5 miles from The Thermal Club, a luxury, private motorsports club
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

**PRICE: \$656,000 (\$32,000/AC)**

### SITE DETAILS

- **Location:** Property is located on SWC Pierce St & Avenue 58, Thermal, CA
- **APN:** 757-220-006
- **Parcel Size (According to County Assessor's Information):** 20.5 acres
- **Zoning:** A-2-20 (Heavy Ag, 20-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 18" main line on Pierce St  
Sewer: No sewer in the area  
Irrigation Water: Yes, Meter #2813
- **Tile Drain Lines:** Yes, TD-49-A
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet)
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

# RANCH OVERVIEW

## 29.6 AC MEYERS RANCH



### FEATURES

- Approx. 1,341 organic date trees located on the property
- In an area of many equestrian estates, close proximity to Rancho Polo and 2 miles from Desert International Horse Park
- Just 4.5 miles from Empire & El Dorado Polo Fields, home to the world-renowned Coachella and Stagecoach Music Festivals
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

**PRICE: \$1,332,000 (\$45,000/AC)**

### SITE DETAILS

- **Location:** The property is located on the west side of Jackson and north of Avenue 60 in Vista Santa Rosa, CA
- **APN:** 764-230-007
- **Parcel Size (According to County Assessor's Information):** 29.6 acres
- **Zoning:** A-1-20 (Light Ag, 20-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 18" line at Avenue 58 & Monroe St  
Sewer: 33" line at Avenue 58 & Monroe St  
Irrigation Water: Yes, Meter #1916
- **Tile Drain Lines:** Yes, TD-351
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam), Ir (Indio fine sandy loam, wet)

# RANCH OVERVIEW

## 39.12 AC INDIAN PALMS RANCH



### FEATURES

- 39-acre organic date ranch
- Approx. 2,548 deglet, zahidi, and exotic 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
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Coachella Valley has one of the earliest harvests in the U.S.
- In Opportunity Zone, with potential tax incentives
- Easy access to Expressway 86

**PRICE: \$1,173,600 (\$30,000/AC)**

### SITE DETAILS

- **Location:** Property is located at the SEC of Lincoln St & Ave 81 in Oasis, CA
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** Indian
- **Parcel Size (According to County Assessor's Information):** 39.12 AC
- **APN:** 737-140-014 (20.09 AC), 015 (19.03 AC)
- **Utilities:** Reservoir  
Irrigation Water: CVWD Meter #50912  
Domestic Water: 30" Line on Lincoln St & Harrison St  
Sewer: No sewer in the area
- **Tile Drain Lines:** No; Open channel drain runs along north boundary of property.
- **Soils:** CrA (Coachella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

# RANCH OVERVIEW

## 40.74 AC AMERICAN 74 RANCH



### 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
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

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

### SITE DETAILS

- **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:** W-2 (Controlled Development)
- **General Plan:** 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
- **Current Use:** Date Ranch
- **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

# RANCH OVERVIEW

## 41.5 AC CODEKAS RANCH



### FEATURES

- Approx. 1,345 organic date trees located on the property
- Adjacent to Deer Creek Polo, with lot sales averaging over \$1M
- 1/2 mile to Jacqueline Cochran Regional Airport
- One mile to The Thermal Club, an exclusive luxury motorsports track
- Close proximity to high-end country clubs, such as Trilogly La Quinta, PGA West, and Andalusia Country Club and Madison Club
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

**PRICE: \$2,075,000 (\$50,000/AC)**

### SITE DETAILS

- **Location:** The property is located on south side of Avenue 61 west of Harrison in Vista Santa Rosa, CA
- **APN:** 759-120-005
- **Parcel Size (According to County Assessor's Information):** 41.5 acres
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 30" line on Harrison St & Ave 61  
Sewer: 42" line on Avenue 62 and Harrison St  
Irrigation Water: Yes, Meter #2114
- **Tile Drain Lines:** Yes, TD-395
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), CrA (Coachella fine sand, wet, 0-2% slopes)

# RANCH OVERVIEW

## 42.94 AC CHUCHIAN RANCH



### FEATURES

- Approx. 2,256 organic date trees located on the property
- Just 1.5 miles to The Thermal Club, an exclusive luxury motorsports track
- Two miles to Jacqueline Cochran Regional Airport
- Easy access to Expressway 86
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

**PRICE: \$1,288,200 (\$30,000/AC)**

### SITE DETAILS

- **Location:** The property is located on Avenue 63 west of Pierce Street in Thermal, CA
- **APN:** 749-030-041 (22.04 AC); 749-040-017 (20.9 AC)
- **Parcel Size (According to County Assessor's Information):** 42.94 acres
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Domestic Water: 24" Main Line on Ave 60 & Fillmore St-Pierce St  
Sewer: 18" force main line on Avenue 63  
Irrigation Water: Yes, Meter #4960
- **Tile Drain Lines:** Yes, TD-184
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam), GfA (Gilman silt loam, wet, 0-2% slopes)

# RANCH OVERVIEW

## 48.56 AC LARSON 64 RANCH



**NWC PIERCE ST & AVENUE 64, THERMAL, CA**

### FEATURES

- Approx. 1,910 organic date trees located on the property
- Just 1.5 miles to The Thermal Club, an exclusive luxury motorsports track
- Two miles to Jacqueline Cochran Regional Airport
- Easy access to Expressway 86
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

**PRICE: \$1,456,800 (\$30,000/AC)**

### SITE DETAILS

- **Location:** The property is located on
- **APN:** 749-040-010 (38.3 AC); 011 (10.26 AC)
- **Parcel Size (According to County Assessor's Information):** 48.56 acres
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Domestic Water: 24" Main Line on Ave 60 & Fillmore St-Pierce St  
Sewer: 18" force main line on Avenue 63  
Irrigation Water: Yes, Meter #3690
- **Tile Drain Lines:** Yes, TD - 152
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes)

# RANCH OVERVIEW

## 74.67 AC KELSEY RANCH



### FEATURES

- 74.67 acre organic date ranch
- Approx. 3,927 medjool, deglet, zahidi, and exotic date trees located on the property
- Easy access via Expressway 86
- Less than 10 miles from Jacqueline Cochran Regional Airport
- Close proximity to Kohl Ranch, a 2,000 acre, 7,124 unit Master Planned Community
- In Coachella Valley Water District (CVWD) with one of the least expensive water rates in the state
- 15 miles from Coachella Valley & Stagecoach Music Festivals

**PRICE: \$1,866,750 (\$25,000/AC)**

### SITE DETAILS

- **Location:** The property is located north and south of Expressway 86, just north of Avenue 76 in Oasis
- **APNs:** 737-020-025 (28.05 AC), 026 (4.69 AC), 027 (1.56 AC), 028 (15.18 AC), 029 (0.32 AC), 030 (3.81 AC), 031 (21.06 AC)
- **Parcel Size (According to County Assessor's Information):** 74.67 AC
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** Indian
- **Utilities:** Irrigation Water: Meter 50917; Reservoir
- Water: 12" line in 76th Ave & Pierce St  
18" line in Harrison St & Avenue 74
- **Tile Drain Lines:** No
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), GdA (Gilman fine sandy loam, moderately fine substratum), GfA (Gilman silt loam wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), It (Indio very fine sandy loam, wet), Sb (Salton silty clay loam)
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

# RANCH OVERVIEW

## 75 AC TRIPLE E RANCH



### FEATURES

- Approx. 5,942 organic date trees located on the property
- Easy access to Expressway 86
- 1.5 miles from The Thermal Club, a premier, private luxury motorsports track
- 2 miles to Jacqueline Cochran Regional Airport
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

**PRICE: \$2,625,000 (\$35,000/AC)**

### SITE DETAILS

- **Location:** The property is located on the north side of Avenue 62 west of Pierce Street in Thermal
- **APN:** 757-310-018
- **Parcel Size (According to County Assessor's Information):** 75 acres
- **Zoning:** A-2-10 (Heavy Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 24" line on Avenue 60  
Sewer: 8" line on Avenue 62  
Irrigation Water: Yes, Meter #6651, 6664
- **Tile Drain Lines:** Yes, TD-380
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet), W (Water)
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.

# RANCH OVERVIEW

## 514.94 AC PORTOLA RANCH, BLYTHE



1095 MIDLAND RD, BLYTHE CA

### FEATURES

- 514.94 acre organic date ranch in a warm area
- Approx. 14,356 medjool, deglet, zahidi, and exotic date trees located on the property
- 351 acres of open ground for additional agriculture use
- Includes two mobile homes and a shop
- Easy access to I-10
- Just 224 miles east of Los Angeles, 200 miles south of Las Vegas, and 150 miles west of Phoenix
- Near the 2,300-acre McCoy Solar Energy Project

**PRICE: \$6,694,220 (\$13,000/AC)**

### SITE DETAILS

- **Location:** Property is located on the west side of Midland Rd and north/south side of Neighbours Blvd in Blythe, CA
- **APN:** 812-330-001 (40 AC), 002 (20 AC), 003 (20 AC); 812-341-004 (120 AC), 005 (40 AC), 006 (40 AC), 007 (51.81 AC), 008 (73.13 AC), 009 (40 AC), 010 (40 AC), 013 (30 AC)
- **Parcel Size (According to County Assessor's Information):** Approx. 514.94 Acres
- **Zoning:** W-2-10 (Controlled Development, 10-acre min. lot size)
- **General Plan:** Agriculture ; Rural Desert
- **Utilities:** Two Wells  
Electrical: To site  
Domestic Water: No  
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.
- **Structures:** Two old mobile homes and a shop
- **Comments:** Just outside of the city limits of Blythe. Great opportunity for a large date ranch in a warm area.