

26.34 AC LEMON RANCH

Warm Oasis Slope



South Avenue 78/East of Polk Street, Oasis CA

Features

- Approx 26.34 acres of lemons located in the warm area of Oasis with an ideal soil type
- Currently on a shared well - CVWD has plans to extend irrigation service to this area
- In Ag Preserve, keeps property taxes low
- Mar Luna was planted in 2003. Arenas has 60% younger trees (Planted between 2006 and 2015)

Asking Price: \$658,500 (\$25,000/ac)



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Susan Harvey
susan@dppllc.com
Mobile 760-250-8992
DRE License #00957590

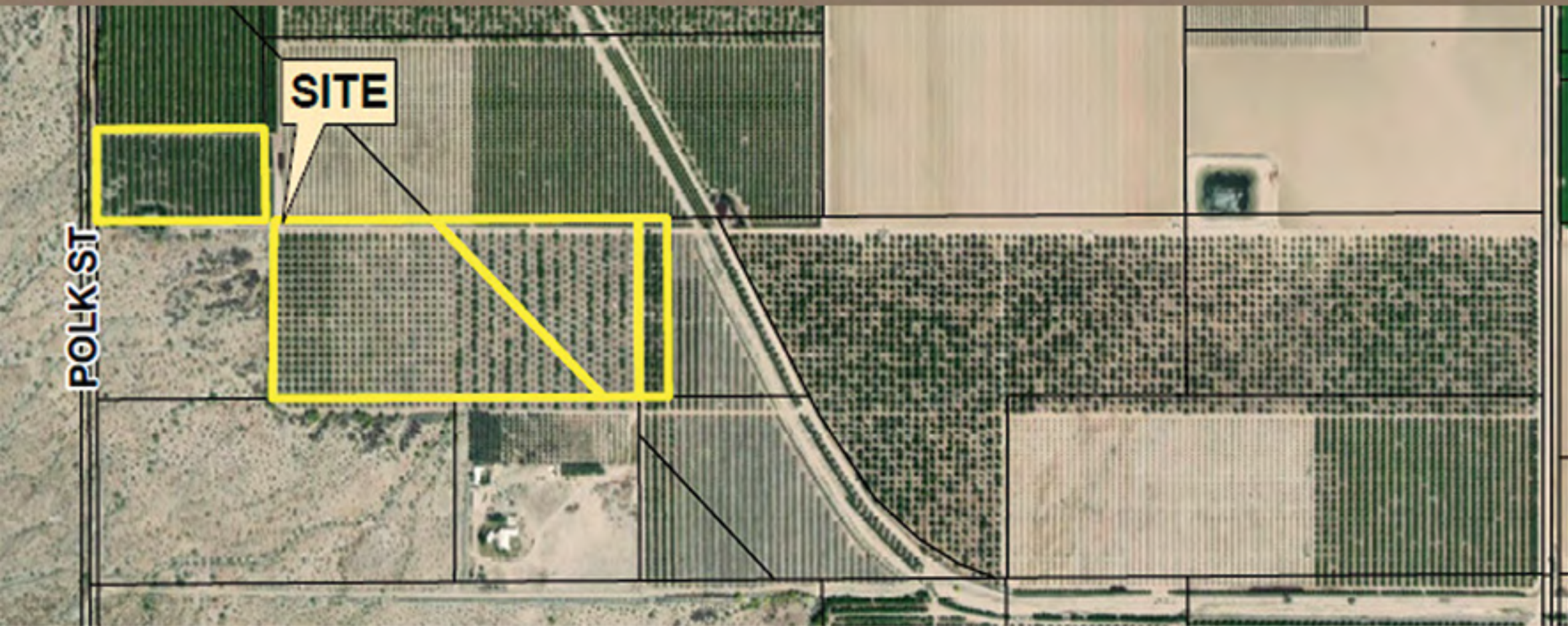

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

Paula Turner
paula@dppllc.com
Mobile 760-578-6564
DRE License #00702492

760-360-8200 | DesertPacificProperties.com

Disclaimer: The information herein has been obtained from various sources. While we have no reason to doubt its accuracy, we do not guarantee it.

26.34 AC LEMON RANCH AVENUE 78/POLK STREET, OASIS CA



SITE AMENITIES

- **Location:** South side of Avenue 78 just east of Polk Street in Oasis, CA
- **Zoning:** A-1-20 (Light Ag, 20 ac min)
- **General Plan:** AG (Agriculture)
- **APNs/Parcel Size:**
 - **Mar Luna:** 755-320-001 (4.84 AC)
 - **Arenas:** 755-320-016, 017, 018 (21.5 AC)
- **Ag Preserve:** Yes
- **Water:** Shared well
- **Canal Water:** No
CVWD has plans to extend
- **Tiled:** No, not needed
- **Current Use:** Lemon Ranch
- **Soils:** MaB (Myoma fine sand - 0-5% slopes)
CdC (Carsitas gravelly sand - 0-9% slopes)
- **Directions:** From I-10, take Expressway 86 south. Turn right on Avenue 66 and travel 1 mile to Pierce. Turn left on Pierce and travel 5.3 miles to Harrison (Old Hwy 86). Turn left on Harrison St. (Old Hwy 86) and travel ½ mile to Avenue 78. Turn right (west) on Ave. 78 for 2 miles to Polk St. Turn left on Polk St. travel approx. 950 ft. and property will be on your left.

