

5 Acres ON BEAUTIFUL OASIS SLOPE

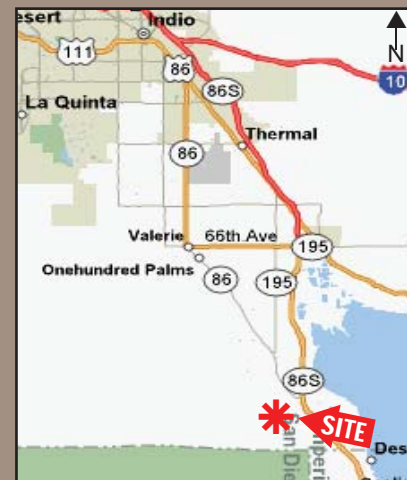


South Avenue 83/ West Buchanan St. (unimproved roads) □ Oasis, CA

FEATURES:

- Ideal for ranch home 30 minutes from Interstate 10
- Adjacent to proposed Travertine Pointe, a 5,451 acre master planned community
- Fabulous 360 degree views of the Santa Rosa Mountains to the Salton Sea
- Sale Price: **\$75,000** (\$15,000 per acre)

Site Plan on Reverse



Vicinity Map

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03/24/14sv

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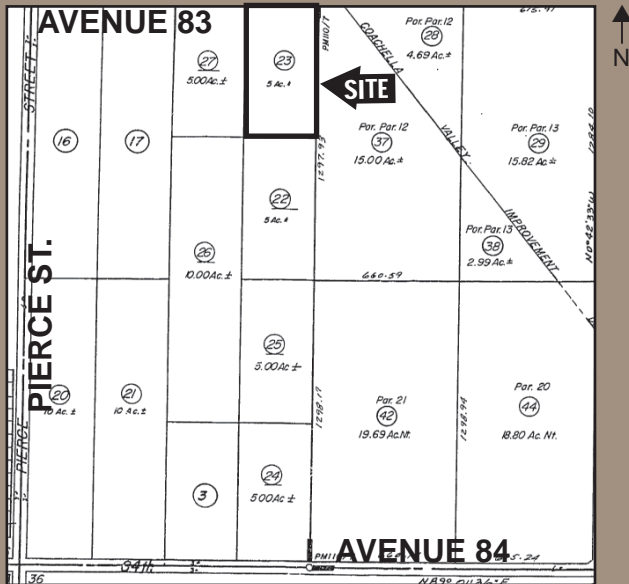
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Avenue 83

(5 acres South Avenue 83)

ASSESSORS PARCEL MAP

S 1/2, SEC. 25, T.8S., R.8E 755-31



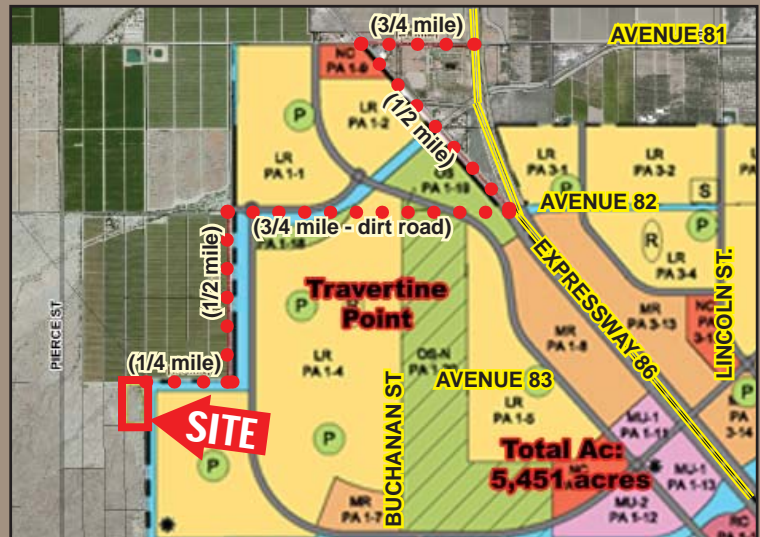
SOILS MAP



Site Amenities

- ❑ **Location:** The property is located at the south side of Avenue 83 (unimproved road), just west of the old Highway 82 in the unincorporated area of Oasis, CA.
- ❑ **Zoning:** W-2 (Controlled Development)
- ❑ **General Plan:** AG (Agricultural)
- ❑ **Current Use:** Vacant Desert Land
- ❑ **Parcel Size:** 5 acres (335' x 650')
- ❑ **APN:** 755-310-023
- ❑ **Thomas Guide:** 5772 C3
- ❑ **Adjacent Uses:** Vineyards & Open Desert
- ❑ **Multi Species Conservation Area:** Yes, Santa Rosa and San Jacinto Mountains Conservation Area
- ❑ **Irrigation Water:** Not in the CVWD Water District
- ❑ **Soil Type:** CcC - Carrizo Stony Sand, 2-9% slopes; RU - Rubble Land
- ❑ **Topo:** Gradual Sloping
- ❑ **Terms:** Cash, Assume
- ❑ **Comments:** Great opportunity to acquire property which offers spectacular views. Build your ranch and enjoy the tranquility Oasis has to offer.

DIRECTIONS MAP



- ❑ **Directions:** From Interstate 10, keep right on Expressway 86 South. Travel 20 miles on Expressway 86 to Ave. 81. Turn right (west) on Ave. 81 ¼ mile to the old Highway 86. Turn left (south) for ½ mile to Ave. 82. Turn right (west) for ¾ mile on Ave. 82 (dirt road). Turn left (south) on dirt road between vineyard and desert land for ½ mile, make a right (west) on Ave 83 for ¼ mile to site. The property is on your left.