

# MARITA CITRUS RANCH

83.13 AC Warm Oasis Slope

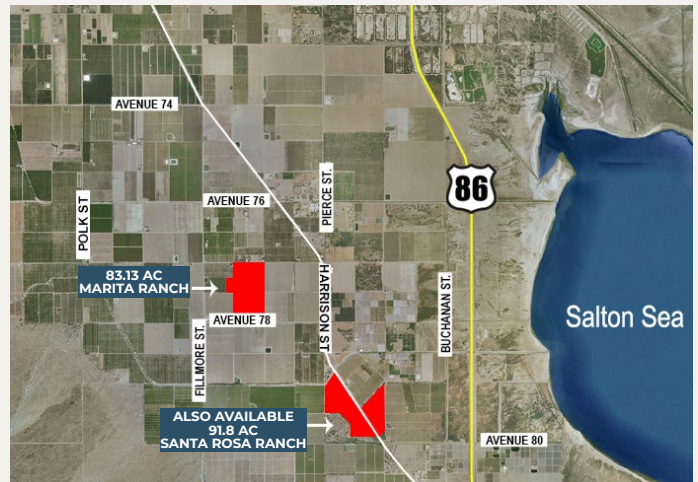


**77TH AVENUE/ EAST OF FILMORE ST, OASIS, CA**

## FEATURES

	Acreage	Tree Count	Year Planted
■ Minneolas:	15.22	2,340	'98, '02, '04
■ Sweet Limes:	14.04	1,676	'98, '02, '04
■ Fairchilds:	11.42	919	'93, '95, '97
■ Royal:	.4	40	'95, '02
■ Sour Orange:	3.20	480	'02
■ Tango Mandarin:	34.22	5,087	'10
■ Deglet Date:	.10	8	'93

**Price: \$2,078,250 (\$25,000/AC)**



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# 83.13 AC MARITA CITRUS RANCH

## OASIS, CA



Citrus Field Bins:	2018/19	2019/20
Fairchild	332	281
Minneola	72	138
Sour Orange	166	142
Sweet Lime	645	259
Tango	634	821
Deglet	-	3
Royal	-	25
	1,849	1,669

VARIETY	BLOCK #
Sweet Lime	1, 2, 4c
Minneola	1, 2, 4a
Fairchild	3, 5, 7
Royals	3, 4
Tango	6
Deglet	7
Seville Sour Orange	4b

## SITE AMENITIES

- APN: 755-170-007, 013
- Parcel Size: 83.13 AC
- Zoning: A-1-10 (Light Agriculture, 10 acre min. lot size)
- General Plan: AG (Agriculture)
- Canal Water: Meter #1239 Single emitter drip irrigation
- Reservoir: Yes
- Tiled: Yes
- Soils: CrA (Caochella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- Improvements: 1 concrete block home (1 bd/1ba), 2 double wide mobile homes, older home (vacant), barn, workshop, domestic well
- Lease: 3 units leased. Total rent income: \$1,900
- Directions: From eastbound I-10 take the exit for SH- 86 continue 12.7 mi then turn right on 66th Ave. In 5.3 mi. turn left on Pierce St. and then left on Harrison St. Turn right on the first cross street onto 77th Ave. Destination will be on the right.

## SOILS MAP

