

1,483 AC Dates & Farmground Valencia Ranch, Blythe



INTERSTATE 10 & SEELEY AVENUE, BLYTHE, CA

FEATURES

- Approx. 27,937 medjool date trees located on the Property
- 1,031 acres open farmground
- Easy access via Interstate 10
- Excellent area for farming
- Large blocks of dates with mostly youngertrees
- Total of 1,094 water toll acres (PVID)

Asking Price: \$23,438,953 (\$15,805 AC)

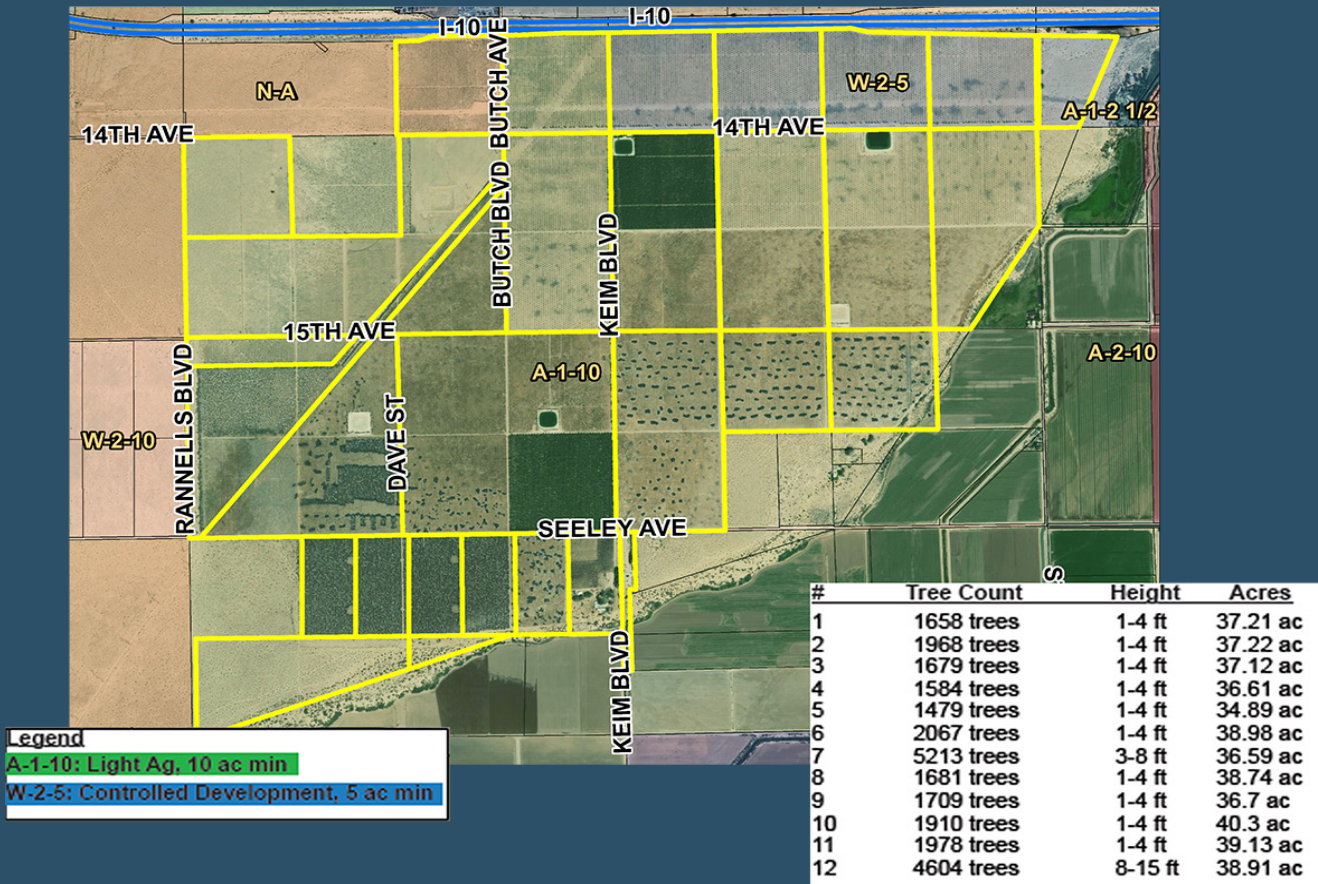


VICINITY MAP

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

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

1,483 AC Dates & Farmground Valencia Ranch, Blythe



SITE AMENITIES

- **Location:** The property is located on the south side of Interstate 10 just east of the Hobsonway exit in the sphere of influence of Blythe, CA.
- **Zoning:** A-1-10 (Light Ag, 10 ac min.), W-2-5 (Controlled Development, 5 ac min.)
- **General Plan:** AG (Agriculture), RC-EDR (Rural Community, Estate Density Residential)
- **APNs/Parcel Size:** 824-130-006 (.9 ac)-007 (19.2 ac) 824-0090-009 (39.25 ac)-024 (39.54 ac) 824-102-013 (38.64 ac)-014 (36.91 ac) -015 (39.9 ac) -016 (39.85 ac) 863-040-001 (40.6 ac) -015 (79.1 ac) -017 (105.19 ac) -020 (35.76 ac) -021 (8.82 ac) 863-050-004 (79.23 ac) -007 (159.51 ac)-008 (54.92 ac) -009 (16.93 ac) 863-060-015 (79.38) -016 (78.96 ac) -017 (79.09 ac) -018 (66.35 ac) 863-070-018 (81.13 ac) -019 (40.31 ac) -022 (40.18 ac) 863-100-005 (5.6 ac) -006 (51.88 ac) -008 (20.09 ac) -009 (20.07 ac) -010 (20.07 ac) -011 (20.06 ac) -012 (20.06 ac) -016 (19.31 ac) -017 (6.21 ac)
- **Ag Preserve:** No
- **Structures:** Large shop, single family home
- **Utilities:** Canal Water: Two canals from PVID, 5 reservoirs, 2 back-up wells Only 1,200 acres with water
- **Soils:** RoA (Rositas fine sand, 0-2% slopes); RoB (Rositas fine sand, 2-9% slopes); Af (Aco sandy loam)
- **Tree Variety Counts:** 27,937 medjools; 80 ac of 12 year old trees and 300 ac of 2 year old trees.
- **Gross Yields:** 2015 - 326,250; 2016 - 193,110; 2017 Projected - 364,594

TREE COUNT MAP

