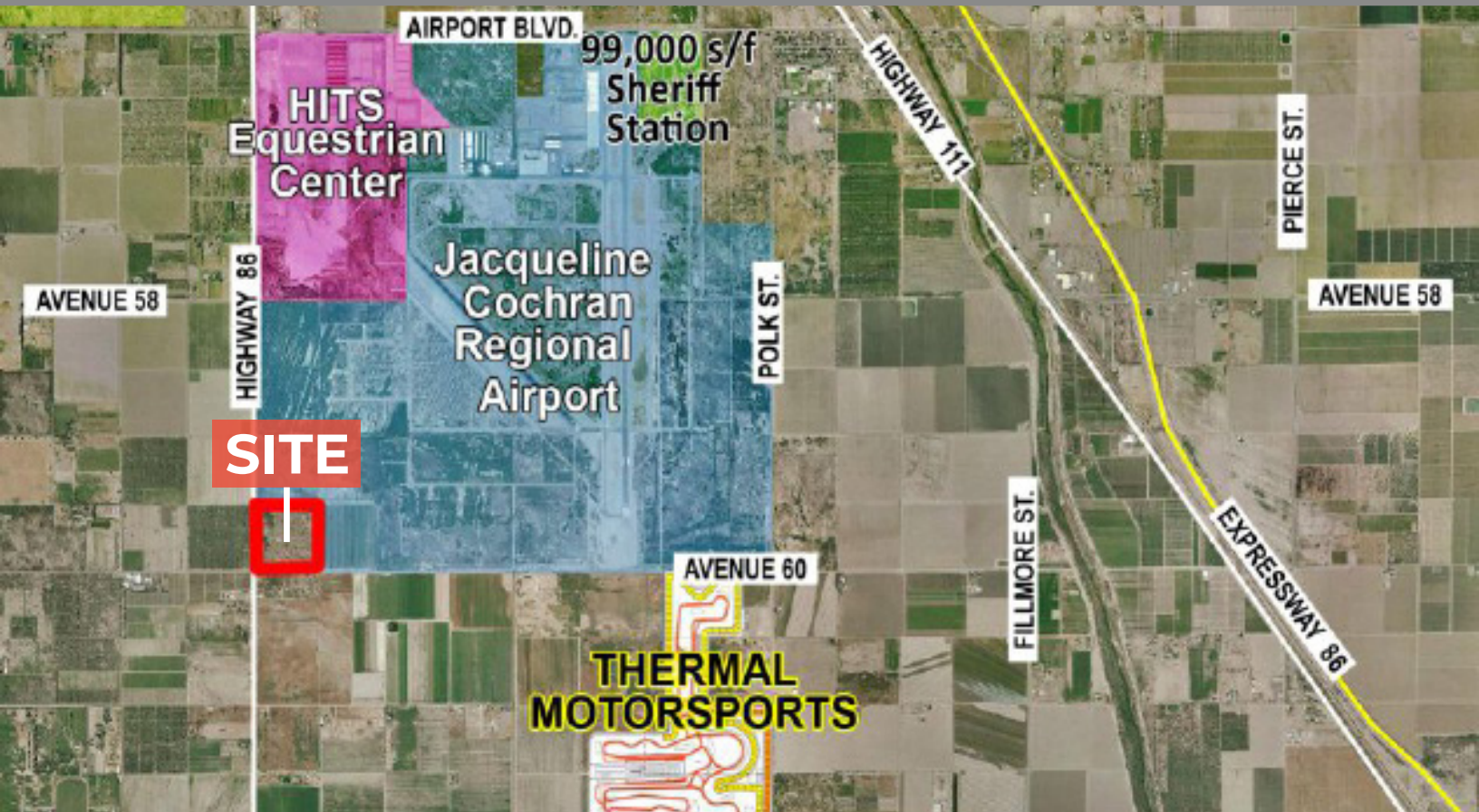


38.9 AC FARMGROUND FOR LEASE

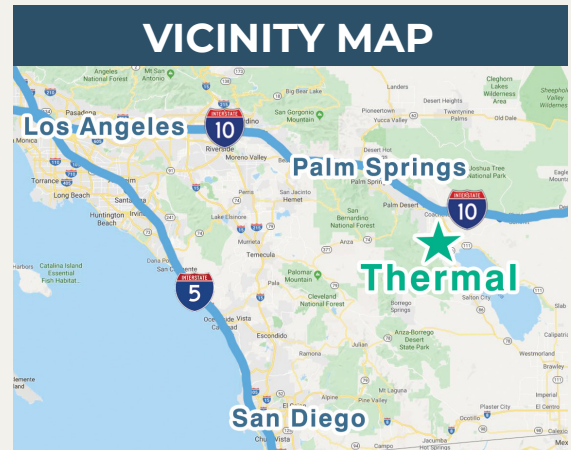


NEC HARRISON STREET & AVENUE 60, THERMAL, CA

FEATURES

- Low cost canal water
- Tiled
- Ideal for vegetables
- Owner will consider free rent in exchange for clean-up

Lease Rate: \$15,200/Year (\$400/AC/Year)



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

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

38.9 AC FARMGROUND FOR LEASE



SITE AMENITIES

- **Location:** The property is located on the northeast corner of Highway 86 and Avenue 60 in Thermal, California
- **APN:** 759-100-001
- **Parcel Size:** 38.90 acres (1,321' x 1,300')
- **Thomas Guide:** 5591 C1
- **Irrigation Water:** Yes
- **Tile Drain Lines:** Yes
- **Utilities:** Electric and 18" forced main sewer line along Avenue 60
- **Zoning:** North Half W-2-20 (Controlled Development, 20 acre minimum lot size) & South Half is M-H (Heavy Manufacturing)
- **General Plan:** North Half-Agriculture & South Half-Light Industrial
- **Wells:**
Well #1: Artesian Well, depth 1,700', 4.5" casing, drilled 1911
Well #2: Irrigation use, depth 578', 5 5/8" casing, drilled 1914
Well #3: drilled 1947
- **Soil Type:** Ir-Indio fine sandy loam, wet;
CrA-Coachella fine sand, wet, 0-2% slopes;
GcA-Gilman fine sandy loam, wet, 0-2% slopes
- **Current Use:** Vacant Land with approximately 100 date palm trees
- **Comments:** Property has not been farmed in many years and will need clean up.

SOILS MAP

