

98 ACRE LEMON RANCH IN WARM AREA

OASIS, COACHELLA VALLEY



NWC FILLMORE ST & AVENUE 80, OASIS, CA

FEATURES

- 98 acre lemon ranch in warm Oasis area
- Approx. 7,930 trees, 29-34 years old
- Two deep wells irrigate the ranch, however there is CVWD canal water adjacent to the property which could be connected upon obtaining water agreement and purchasing a meter
- Ideal for citrus, mangos, and peaches
- Easy access to Harrison St & Expressway 86
- Located within the Agricultural Preserve, which maintains low property taxes

PRICE: \$1,750,000 (\$17,824/AC)



VICINITY MAP



11/11/25 JC



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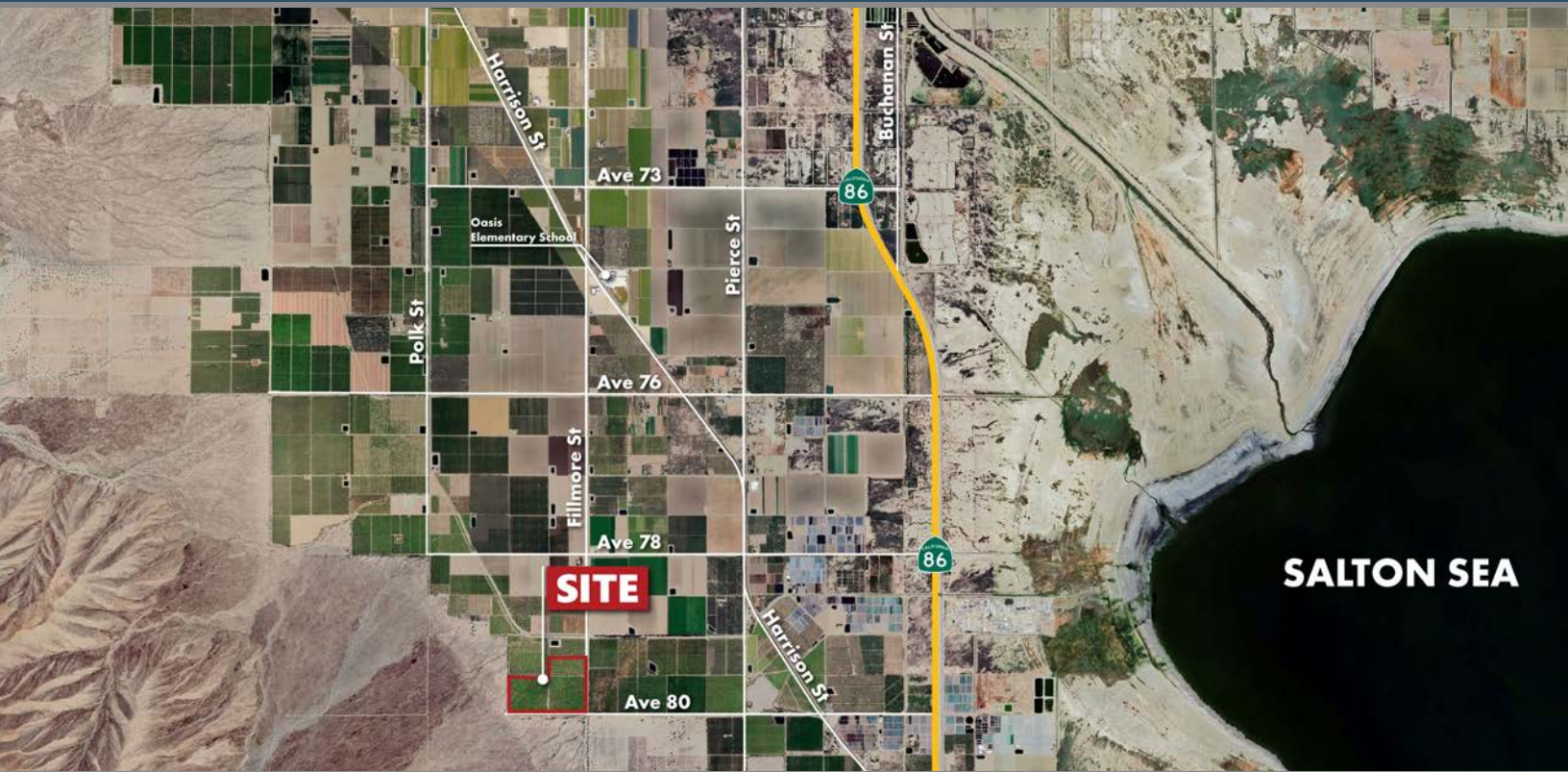


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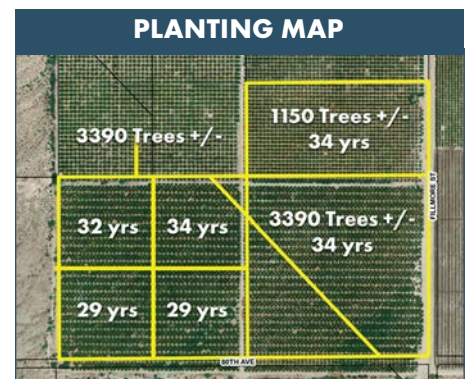
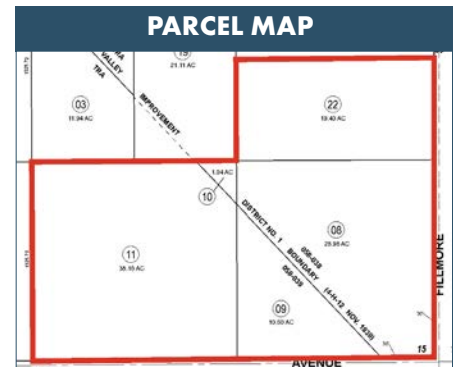
AERIAL & SITE AMENITIES



Directions: From Interstate 10, take exit for CA-86 toward Brawley/El Centro. Continue on CA-86 South for 11.5 miles. Turn right (west) on Avenue 66 and travel 1 mile. Turn left (south) on Pierce Street and travel 5.25 miles. Turn left (west) on Harrison Street and travel for .5 mile. Turn right (west) on Avenue 78 on and travel 1 mile to Fillmore Street. Travel 1 mile to Avenue 80. The property will be at the northwest corner of Fillmore Street and Avenue 80.

SITE AMENITIES

- **Location:** Property is located at the northwest corner of Fillmore Street & Avenue 80 in Oasis, CA.
- **Parcel Size (According to County Assessor's Information):** 98.18 AC
- **APNs:** 755-330-008 (28.98 AC); 009 (10.6 AC); 010 (1.04 AC); 011 (38.16 AC); 022 (19.4 AC)
- **Zoning:** A-1-20 (Light Agriculture, 20 AC Min Lot Size) - [Click to view](#)
- **General Plan:** Agriculture
- **Utilities:**
 - Irrigation: Not currently on canal water
 - Well: Two irrigation wells
 - Domestic Water: 30" line in Harrison St (1.5 miles east)
 - Sewer: No sewer in the area
- **Tiled:** No
- **Estimated Elevation:** -60 ft to 40 ft
- **Soils:** CdC (Carsitas gravelly sand, 0-9% slopes); ChC (Carsitas cobbly 2-9% slopes); CcC (Carrizo stony sand, 2-9% slopes)
- **Agricultural Preserve:** Yes
- **Comments:** The Oasis area is a highly sought after agricultural area that has exceptional soil quality due to mineral-rich sediments naturally occurring in the soil, highly productive climate, profitable winter growing season, and mature agricultural infrastructure.



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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PROPERTY PHOTOS



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