

95.29 ACRES DATES & CITRUS

NEC HARRISON ST & AVENUE 68

67950 HARRISON ST, OASIS | COACHELLA VALLEY



FEATURES:

- 95.29 acre date & citrus ranch in the warm Oasis area
- 4 acres of grapefruit, 4 acres zahidis, 55 acres deglets, and 28 acres open farmground
- One mile from the acclaimed Ladera Golf Club, named Best New Golf Course by Golf Digest
- 4.5 miles south of Desert International Horse Park
- In Opportunity Zone, providing potential tax incentives
- Reservoir
- Just 7.5 miles from Music Festivals
- Easy access to Expressway 86

PRICE: \$3,335,150 (\$35,000/AC)



3/7/25 JC



SUSAN HARVEY

DRE #00957590

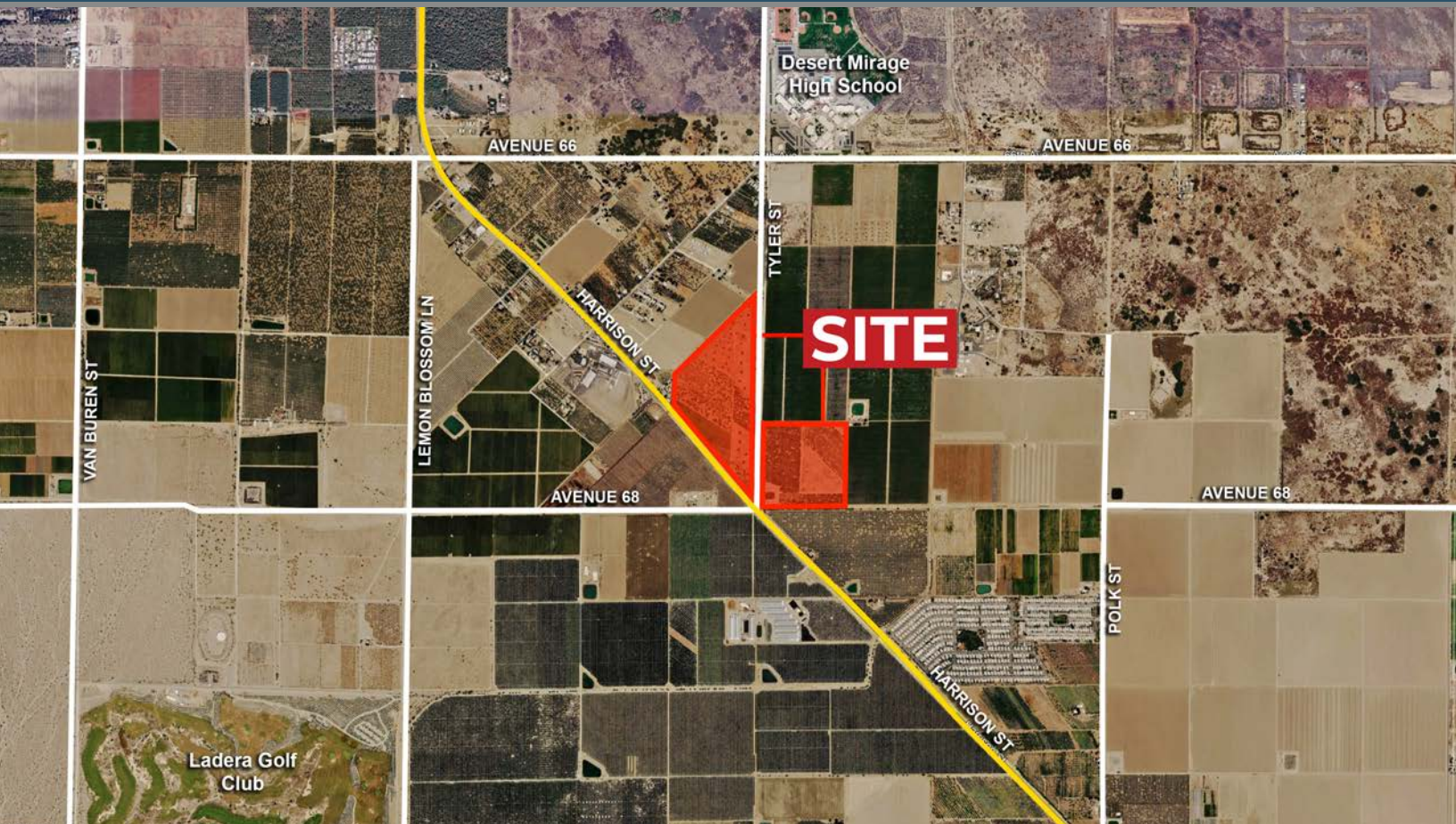
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AERIAL & SITE AMENITIES



Directions: From I-10, take Expressway 86 south to CA-195 (Avenue 66). Turn right (west) on Avenue 66 and travel 5 miles to Harrison Street. Turn left (south) on Harrison Street and travel 1.5 miles. Property will be on the left at the northeast corner of Tyler & Avenue 68.

SITE AMENITIES

- **Location:** The property is located at 67950 Harrison St at the northeast corner of Harrison Street & Avenue 68 in Oasis, CA
- **APN:** 751-190-023, 028, 751-220-002
- **Parcel Size (According to County Assessor's Information):** 95.29 AC
- **Zoning:** [Click here to view: A-1-10 \(Light Agriculture, 10 ac min.\); W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view: MDR \(Medium Density Residential\); IND \(Indian Jurisdiction\)](#)
- **Utilities:** Domestic Water: 24" main line in Avenue 68
Sewer: No sewer in the area
Irrigation Water: Meter #s 1258 & 1593
- **Tile Drains:** No
- **Soils:** CsA (Coachella fine sandy loam, 0-2% slopes), CpA (Coachella fine sand, 0-2% slopes), GbA (Gilman fine sandy loam, 0-2% slopes), W (Water)
- **Opportunity Zone:** Yes

TREE COUNT

Variety	Qty
Deglets	1570
Zahidis	932
Grapefruit	580

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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.