

# 91.8 AC SANTA ROSA CITRUS RANCH

## Oasis, CA



**AVENUE 80/EAST & WEST OF HARRISON ST, OASIS, CA**

### FEATURES

|                   | Acreage | Tree Count | Year Planted  |
|-------------------|---------|------------|---------------|
| ■ Minneolas:      | 36.89   | 3,754      | '02, '03, '08 |
| ■ Fairchilds:     | 6.81    | 911        | '97           |
| ■ Royal:          | .88     | 153        | '97, '03      |
| ■ Sour Orange:    | 11.56   | 1,156      | '10           |
| ■ Tango Mandarin: | 9.86    | 1,348      | '02, '10      |
| ■ Cocktail GF:    | 16.28   | 2,880      | '98, '03      |
| ■ Rio Red GF:     | 7.64    | 944        | '90           |



**Price: \$2,295,000 (\$25,000/AC)**

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

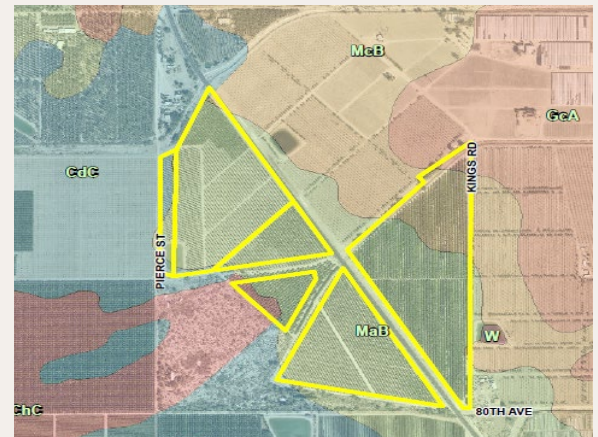
**Susan Harvey**  
 susan@dppllc.com  
 760-250-8992 Mobile  
 CA DRE #00957590

# 91.8 AC SANTA ROSA CITRUS RANCH OASIS, CA



## SITE AMENITIES

- APN: 755-231-005, 008, 009, 011, 017, 755-232-017
- Parcel Size: 91.8 AC
- Zoning: W-2 & A-1-20
- General Plan: AG
- Ag Preserve: Partially in (APN: 755-232-017- 33.35 AC)
- Canal Water: Meter #1543, 1385, 1770 Single emitter drip irrigation
- Reservoir: Yes
- Tiled: Yes; Only parcel 755-232-017
- Opportunity Zone: Yes
- Directions: From Interstate 10 take the exit to SH-86 and turn right on 81st Ave (Old California 86). Turn right on to Harrison St. and then right onto 80th ave. From 80th Ave turn left onto Kings Rd and the property will be on the right and left.



## SOILS MAP

| PRODUCTION (Bins) | 2018/19 | 2019/20         |
|-------------------|---------|-----------------|
| Cocktail GF       | 522     | 168 (Half bins) |
| Farichild         | 197     | 105             |
| Minneola          | 611     | 84              |
| Rio Red GF        | 281     | 41              |
| Tango             | 160     | 227             |
| Sour Orange       | 307     | 3               |
| Royals            | -       | 43              |

### WHAT IS AN OPPORTUNITY ZONE?

■ **Why is investing in an Opportunity Zone better than a 1031 Exchange?**

**Temporary Deferral:** Similar to a 1031 Exchange.

**Step-up in Basis:** After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

**Permanent Exclusion:** After 10 years the capital gains are permanently excluded from taxable income.

**For More Information Please Visit:**

[www.DesertPacificProperties.com/OpportunityZone](http://www.DesertPacificProperties.com/OpportunityZone)

760-360-8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information herein has been obtained from various sources. While we have no reason to doubt its accuracy, we do not guarantee it.