

20 ACRE EQUESTRIAN ESTATE

IDEAL FOR PRIVATE EXCLUSIVE ESTATE, VISTA SANTA ROSA



S OF AIRPORT BLVD. & E JACKSON ST., VISTA SANTA ROSA, CA

FEATURES:

- Build your dream estate in a scenic equestrian community
- Panoramic views with open country atmosphere but close to all conveniences
- Just moments away from renowned golf courses and country clubs, including Madison Club, Andalusia, The Palms and PGA West
- In an area of many equestrian estates, Rancho Polo and the acclaimed Desert International Horse Park
- Shop, dine and explore with easy access to shopping centers, restaurants and recreational facilities in La Quinta
- Just three miles from Empire Polo Club which holds the Coachella Music Festivals
- Zoning allows for private events in an agricultural setting

ASKING PRICE: \$775,000 (\$38,750/AC)

COACHELLA VALLEY



VICINITY MAP



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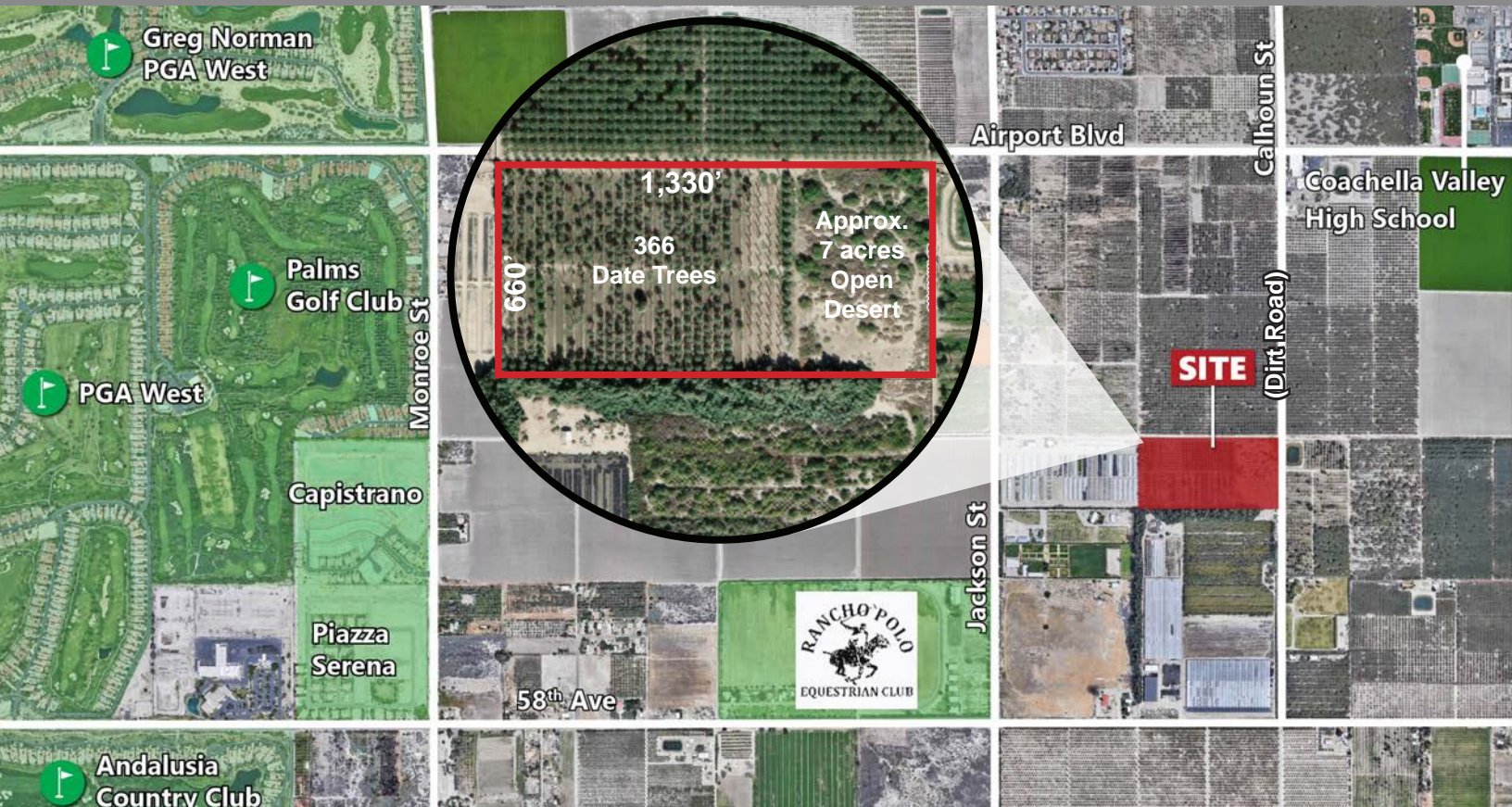
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AERIAL & SITE AMENITIES



Directions: From I-10, exit Jackson Street south. Travel south approximately 7 miles to Airport Blvd. Turn left (east) 1/2 mile to Calhoun Street. Turn right (south) on Calhoun St. (dirt road) 1/2 mile to the site. The property will be on the right side.

SITE AMENITIES

- **Location:** The property is located south of Airport Boulevard, just east of Jackson Street in Vista Santa Rosa, CA.
- **APN:** 764-170-007
- **Parcel Size (According to County Assessor's Information):** 20 AC Gross
- **Zoning:** [Click here to view A-1-20 \(Light Agriculture, 20 ac min.\)](#) Property also qualifies for Rancho ordinance which allows for private events. 20% to remain Dates & 40% to remain Agriculture.
- **General Plan:** [Click here to view Agriculture](#)
- **Utilities:** 18" main line on Airport Blvd/Calhoun St
Sewer: 12" force main on Jackson St
Irrigation Water: Yes; Meter #1864
- **Current Use:** Date Ranch, approx. 366 old deglett noor dates and approx. 7 acres of open desert
- **Tile Drains:** Yes; TD-417
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); Ir (Indio fine sandy loam, wet); It (Indio very fine sandy loam, wet)
- **Agricultural Preserve:** No, Notice of Non-Renewal filed July 2005
- **Lease:** Leased to Hadley Date - 366 date trees \$17.50/Palm = \$6,405. Lease expires 12/31/2026.
- **Comments:** Nestled within a prestigious agricultural neighborhood, this rare opportunity invites you to create your own private sanctuary in an idyllic open-country setting, complemented by breathtaking mountain views. An exceptional opportunity for those seeking an exclusive lifestyle. Unlock the perfect balance of luxury and tranquility while ensuring long-term value.

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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.