

FAQs – Napa/Rainbow, Landers

Property FAQ – 12.5 Acres in Landers, CA

☐ Overview

- **Total Acreage:** 12.5 Acres
 - **Parcel Breakdown:** Two 5-acre parcels + One 2.5-acre parcel
 - **Location:** Landers, CA – Minutes from Joshua Tree National Park
 - **Access:** Near paved road
 - **Utilities:** Water available on-site
 - **Zoning:** Rural Residential/Agricultural (Buyer to verify)
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☐ Tax Incentives

- ☐ **Opportunity Zone:** Yes
Eligible for capital gains tax deferral and exclusion under IRS guidelines.
 - ☐ **New Market Tax Credit (NMTC) Zone:** Yes
Potential access to federal tax credits for qualifying development projects.
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☐ Development Potential

- Flat, buildable terrain
 - Ideal for glamping, eco-lodges, short-term rentals, or off-grid living
 - High solar exposure for renewable energy projects
 - Subdivision potential with three legal parcels
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☐ Lifestyle & Location

- Panoramic mountain views
 - Quiet desert surroundings
 - Minutes to Joshua Tree National Park
 - Popular area for tourism, recreation, and artist retreats
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☐ Additional Details

- **Survey:** Buyer to verify (Buyer to pay for survey or corner locator service)
- **Power Production:** None currently installed
- **Ownership:** Fee simple
- **Annual Taxes:** Buyer to confirm with county records
- **Water:** On property/available via BHWD