



11 RANCHES

1,668.54± ACRES

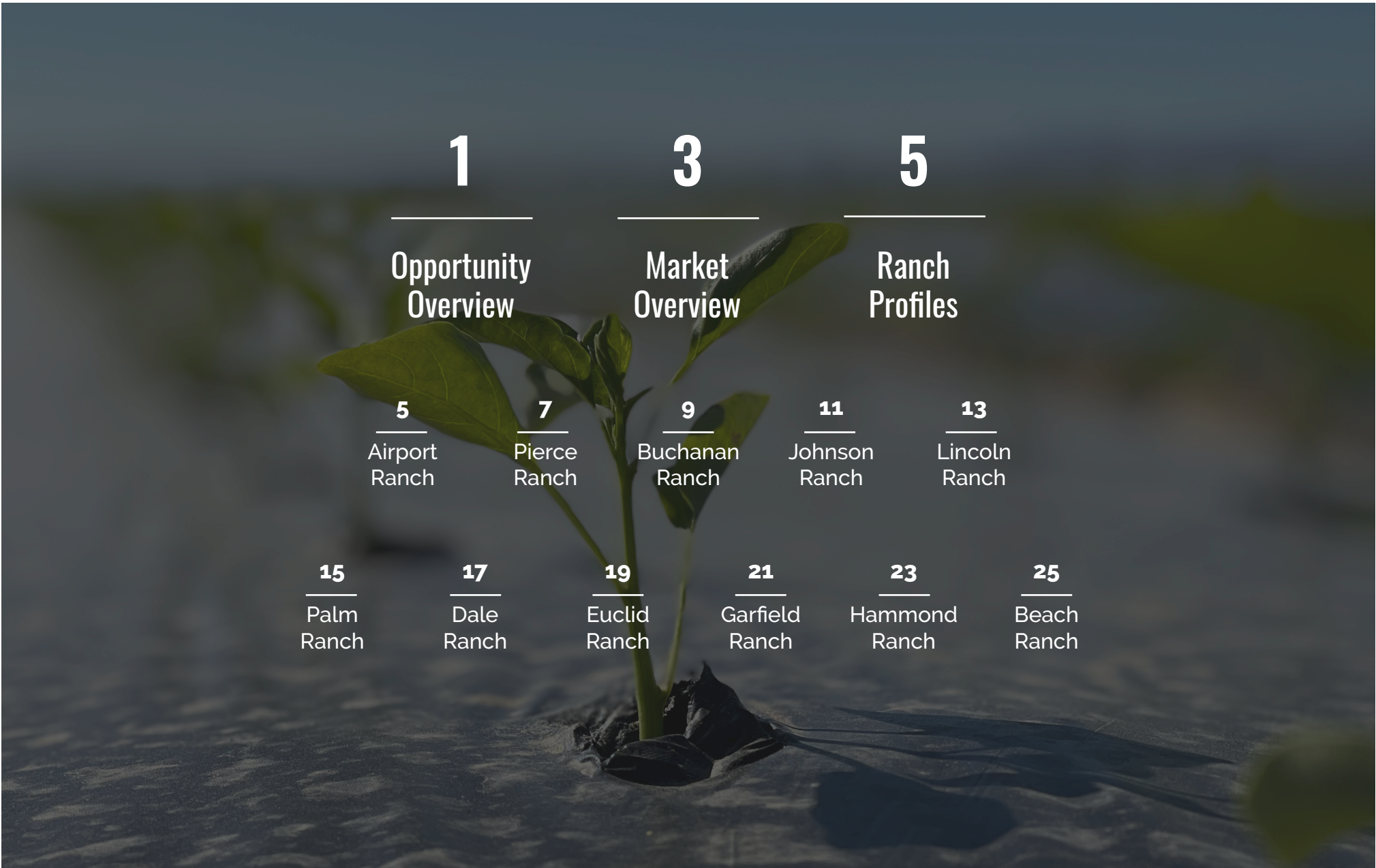
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 **PEOPLES™**
COMPANY

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OPPORTUNITY OVERVIEW



Mecca Slope Farms represents the extremely rare opportunity to acquire a significant acreage of row crop farmland and table grape vineyards in the tightly held Mecca Slope area of the Coachella Valley. The elevation and climate of the Mecca Slope allow it to produce some of California's earliest commodities, typically giving its producers first-to-market timing with premium pricing windows. As a result, single tracts of farmland on the Mecca Slope are coveted and rarely change hands; offerings of the scale of Mecca Slope Farms are unprecedented. Highlights of this attractive acquisition opportunity include:



1,668.54±

GROSS ACRES
OF **ROW CROP** FARMS AND
TABLE GRAPE VINEYARDS



APPROXIMATELY

1,545± Acres
OF **FARMABLE** LAND



100% CVWD
IRRIGATION WATER
EXTREMELY **AFFORDABLE** &
RELIABLE COLORADO RIVER WATER



EXCELLENT
CLIMATIC LOCATION
SOME OF THE
EARLIEST CROPS IN CALIFORNIA

TERMS

Asset Availability

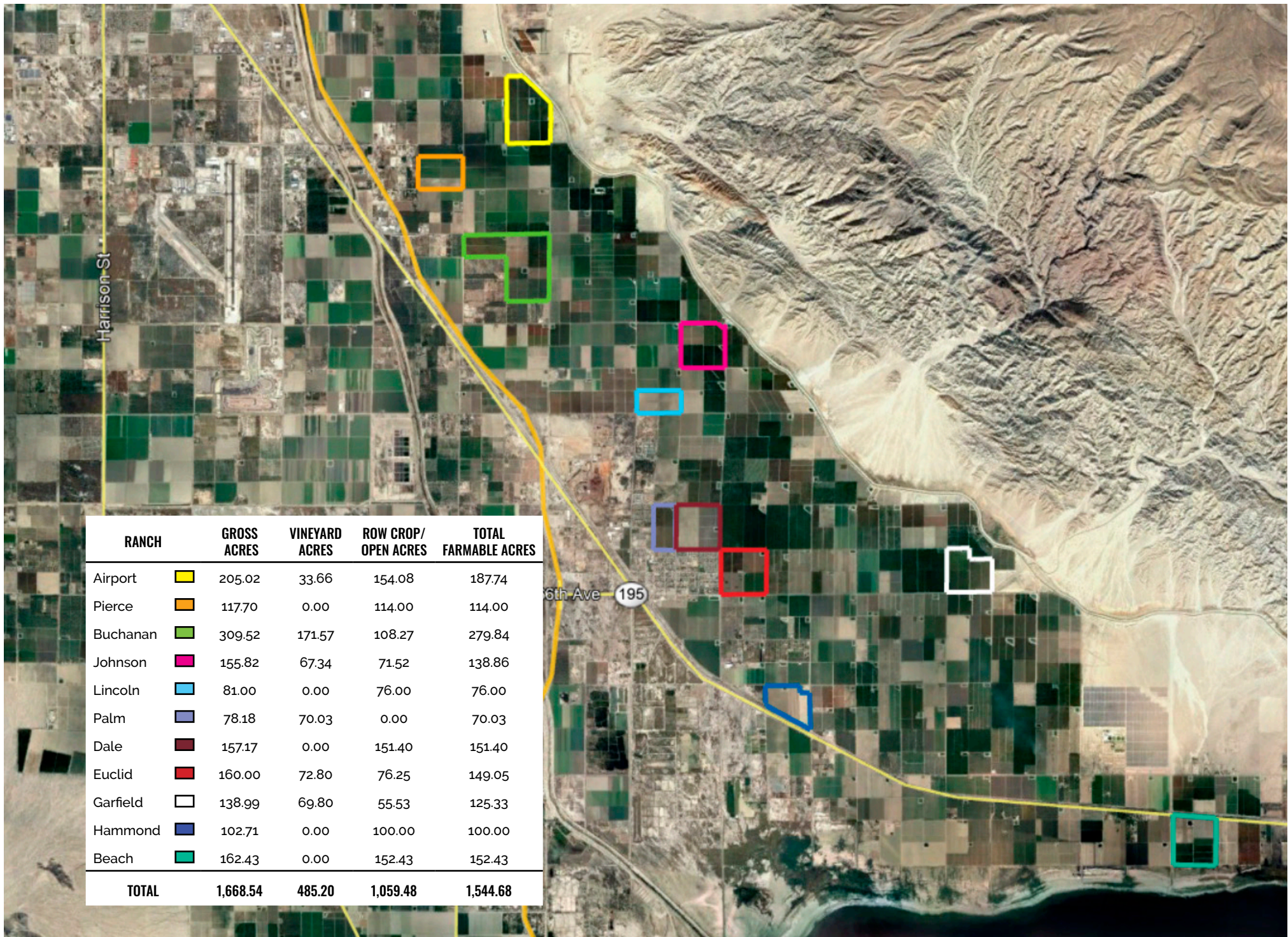
Individually or in
Combination

Property Tours

By Appointment Only
DO NOT ENTER PROPERTY

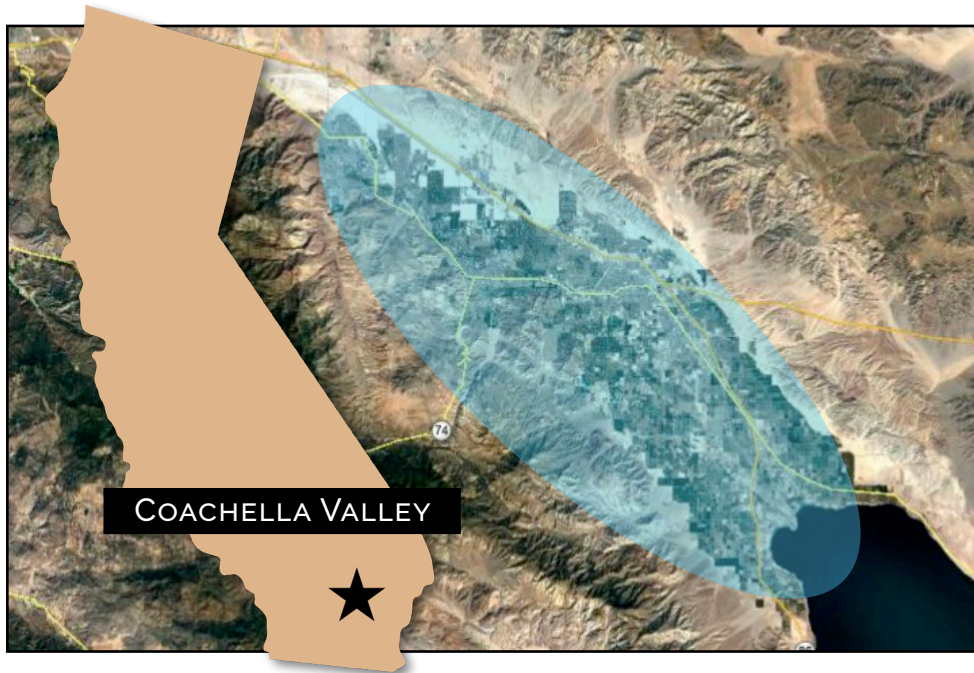
Crop Availability

Seller to Retain
All 2021 Crops













COACHELLA VALLEY OVERVIEW

Southern California's Coachella Valley is located in southern central Riverside County to the north of the Salton Sea and southeast of Palm Springs. Riverside County produces over \$1 billion in agricultural commodity value annually and Coachella Valley typically represents about half of that value despite only accounting for about one third of the county's acreage; this shows that the Valley produces many of the county's most valuable crops. Often considered a smaller version of California's Central Valley, the Coachella Valley has about 66,000 acres in production and total gross agricultural production value of over \$590 million. Given its excellent climate and ample water from the Colorado River, the Valley produces a wide array of fruit and vegetable products with early market timing as summarized in the table to the right.



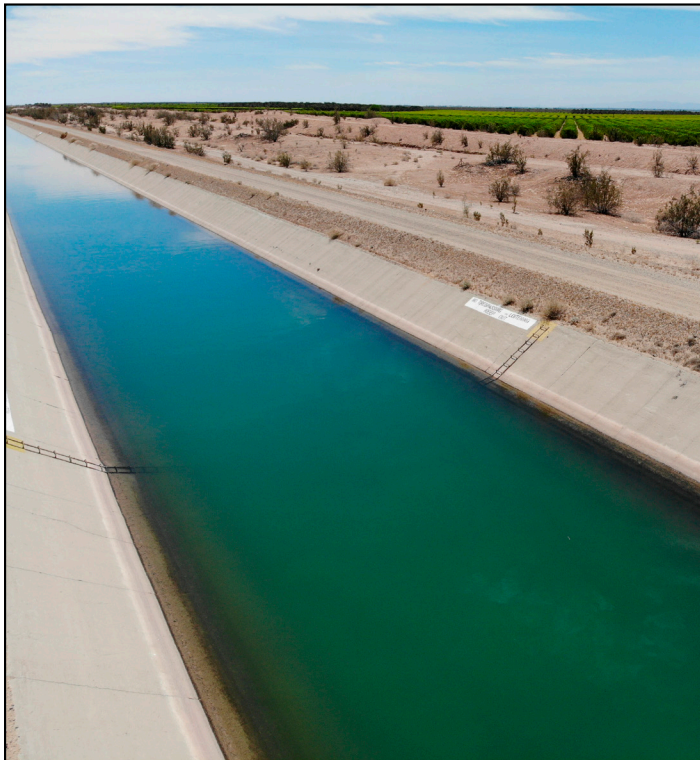
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

 1. Dates Value: \$93,737,102 Bearing Ac: 8,769 Non-Bearing AC: 1,678 Total Acres: 10,447	 6. Carrots Value: \$31,279,896 Bearing Ac: 4,495 Non-Bearing AC: N/A Total Acres: 4,495
 2. Grapes Value: \$92,309,568 Bearing Ac: 5,965 Non-Bearing AC: 1,058 Total Acres: 7,023	 7. Lettuce Value: \$30,963,310 Bearing Ac: 3,236 Non-Bearing AC: N/A Total Acres: 3,236
 3. Bell Peppers Value: \$70,125,000 Bearing Ac: 4,250 Non-Bearing AC: N/A Total Acres: 4,250	 8. Orange-Tangerine Value: \$17,247,300 Bearing Ac: 1,146 Non-Bearing AC: 242 Total Acres: 1,388
 4. Golf Course Turf Value: \$55,366,584 Bearing Ac: 6,024 Non-Bearing AC: N/A Total Acres: 6,024	 9. Nursery-Trees Value: \$15,487,200 Bearing Ac: 1,080 Non-Bearing AC: N/A Total Acres: 1,080
 5. Lemon-Lime Value: \$36,279,750 Bearing Ac: 4,575 Non-Bearing AC: 877 Total Acres: 5,452	 10. Oriental Veg. Value: \$13,977,600 Bearing Ac: 1,664 Non-Bearing AC: N/A Total Acres: 1,664

Source: Coachella Valley Water District 2019 Crop Report (most recent)

Coachella Valley Water

The Coachella Valley Water District (CVWD) serves the majority of the Valley's wide array of both permanent plantings and row crops. CVWD water is delivered from the Colorado River via the 123 mile Coachella Canal, a branch of the All-American Canal. The district has an underground delivery system with approximately 500 miles of piping. Reportedly over 60% of CVWD farms use drip or other micro-irrigation, which conserves water, allows in-line fertilizer, and increases yields.



AIRPORT RANCH | TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
205.02	33.66	187.74

This larger tract is extremely well located in an early, high elevation area of the Mecca Slope. It has historically been operated as a table grape vineyard; however, the older plantings are being removed and approximately 154.08 acres of the property will be available for replanting to a variety of uses - citrus, date, grape and vegetable crops all exist in the vicinity. The existing vineyard includes 33.66 acres of five year old Early Sweet grapes. An Ag Preserve contract offers potentially lower property taxes based on agricultural use versus market value.



HIGHLIGHTS

- Excellent early location over 200 feet above the Salton Sea
- Historically a vineyard, but majority is available for new plantings
- Ag Preserve contract limits property taxes

PROPERTY DETAILS

Address	Airport Blvd at Buchanan St. Thermal, CA 92274
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	763-380-(012-015) 763-300-(008-011)
Water Supply	CVWD Meter: 9026 1 reservoir & 1 filter station
Irrigation System	Drip lines
Frost Protection	None
Estimated Elevation	-40 to +40 Feet
Ag Preserve	Yes, Coachella Valley No. 22 & 24 Map No 141 & 153
Opportunity Zone	Yes, Census Tract 456.04
Structures	Older cold storage building, shop building, manufactured home



BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
1	Early Sweets	Freedom	9.37	2016	6x12	605
2	Early Sweets	Freedom	8.91	2016	6x12	605
3	Early Sweets	Freedom	8.95	2016	6x12	605
4	Early Sweets	Freedom	6.43	2016	6x12	605
Others	Open	N/A	154.08	N/A	N/A	N/A
TOTAL			187.74			



PIERCE RANCH | ROW CROP FARM

GROSS ACRES
117.70



FARMABLE ACRES
114.00

This tract of farmland has strong mostly Class 2 sandy and silt loam soils that are conducive to an array of valuable crops. One reservoir covering approximately 1.2 acres is available with an accompanying filter station. An Ag Preserve contract offers the benefit of limiting property taxes based on the tract's agricultural use.



PROPERTY DETAILS

Address	Pierce St. at 57th Ave Thermal, CA 92274
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	757-120-002 757-130-(005, 006)
Water Supply	CVWD Meter: 1325 1 reservoir and filter station
Irrigation System	Underground drip irrigation
Frost Protection	None
Estimated Elevation	-116 to -92 Feet
Ag Preserve	Yes, Coachella Valley No. 8 Map No. 119
Opportunity Zone	Yes, Census Tract 456.04
Structures	Older residence

HIGHLIGHTS

- Fertile soils consisting mostly of Class 2 sandy and silt loams
- One on-site reservoir with filter station
- Ag Preserve contract limits property taxes

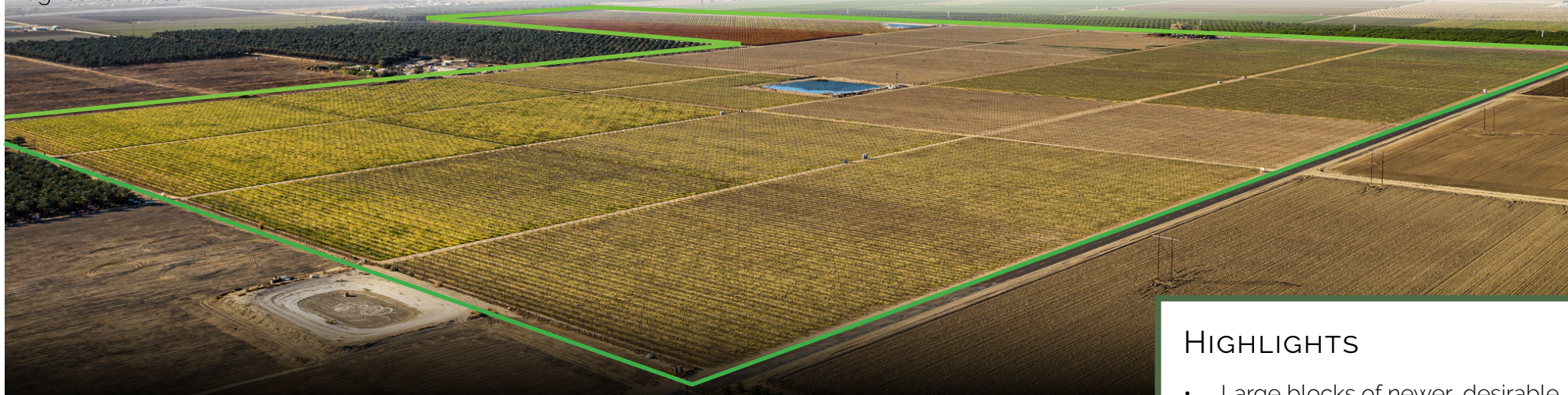




BUCHANAN RANCH | TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
309.52	171.57	279.84

This sizeable table grape vineyard includes several sought-after varieties that are two to four years old and entering their prime productive years. Approximately 108.27 acres of older vines were recently removed and several blocks with trellising and drip irrigation infrastructure are available for new plantings. Soils are composed of approximately 99 percent fertile Class 2 sandy loam soils. Two reservoirs are available with surface areas of about 1.3 and 2.0 acres and both have filter stations. This tract is under an Ag Preserve contract, reducing property taxes based upon agricultural use.



HIGHLIGHTS

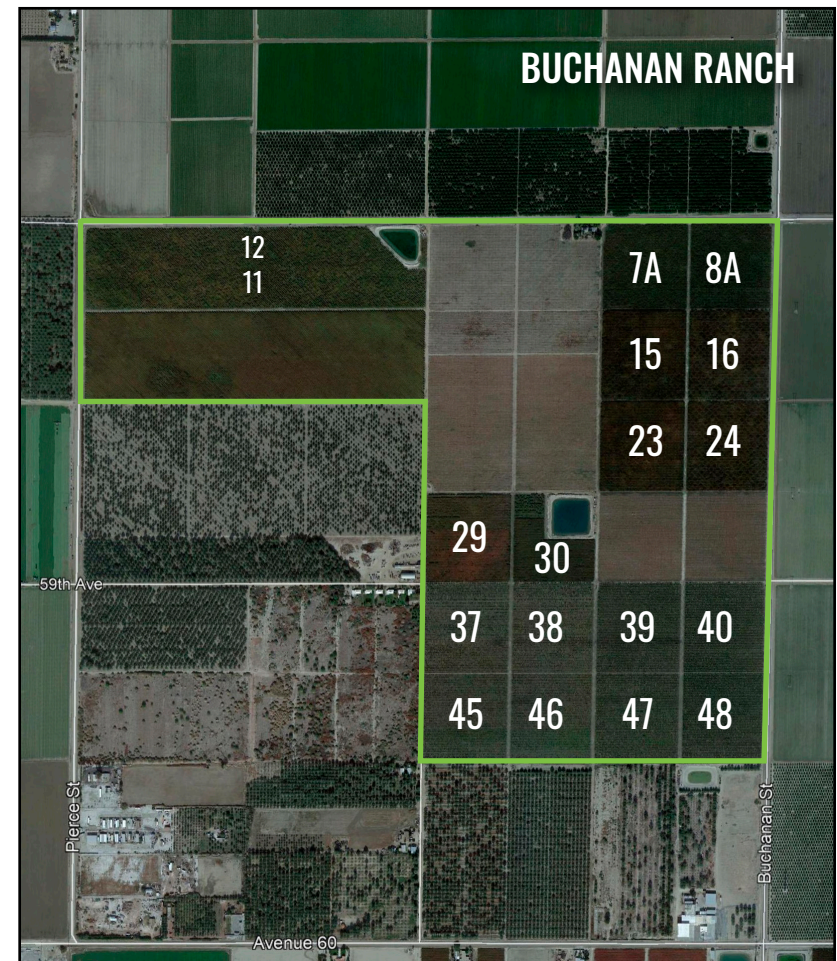
- Large blocks of newer, desirable table grape varieties
- Open trellised land available for new plantings
- Excellent soils profile for 99% Class 2 sandy loams

PROPERTY DETAILS

Address	83001 58th Ave Thermal, CA 92274
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	757-240-(001, 004, 005) 757-250-(012, 014)
Water Supply	CVWD Meter: 1342 2 reservoirs and filter stations
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Estimated Elevation	-124 to -80 Feet
Ag Preserve	Yes, Coachella Valley No. 9 Map No 120
Opportunity Zone	Yes, Census Tract 456.04
Structures	Older residential units



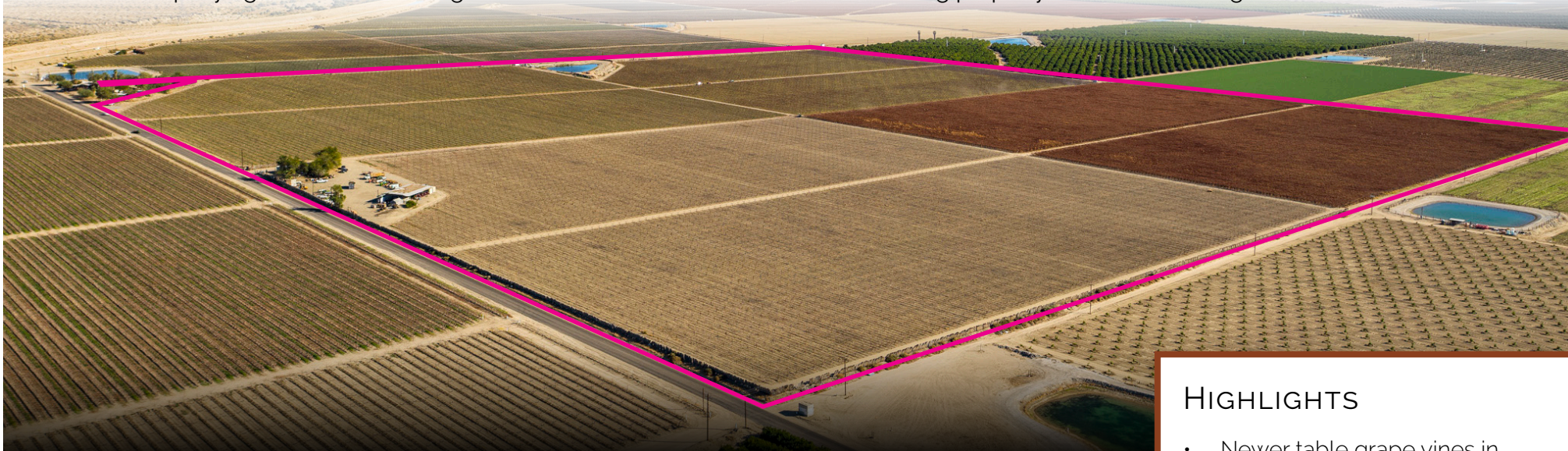
BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
7A	Sonera	Freedom	8.70	2018	6x12	605
8A	Sonera	Freedom	8.40	2018	6x12	605
11	Jack's Salute	Freedom	16.80	2018	6x12	605
12	Jack's Salute	Freedom	14.60	2018	6x12	605
15	Midnight Beauty	Freedom	9.30	2017	6x12	605
16	Midnight Beauty	Freedom	8.90	2017	6x12	605
23	Midnight Beauty	Freedom	9.30	2017	6x12	605
24	Midnight Beauty	Freedom	8.90	2017	6x12	605
29	Jack's Salute	Freedom	3.59	2017	6x12	605
29	Sweet Sapphire	Paulsen	5.29	2017	6x12	605
30	Autumn Crisp	Freedom	1.00	2019	6x12	605
30	Sable Seedless	Freedom	5.09	2017	6x12	605
37	Autumn Crisp	Freedom	9.30	2019	6x12	605
38	Autumn Crisp	Freedom	8.90	2019	6x12	605
39	Autumn Crisp	Freedom	9.20	2019	6x12	605
40	Autumn Crisp	Freedom	8.80	2019	6x12	605
45	Autumn Crisp	Freedom	9.10	2019	6x12	605
46	Autumn Crisp	Freedom	8.70	2019	6x12	605
47	Autumn Crisp	Freedom	9.00	2019	6x12	605
48	Autumn Crisp	Freedom	8.70	2019	6x12	605
Multiple	Open	Trellis & Drip	108.27	N/A	N/A	N/A
TOTAL			279.84			



JOHNSON RANCH | TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
155.82	67.34	138.86

Situated at a high point on the Mecca Slope, this table grape vineyard includes two blocks of young Sweet Sapphire and Valley Pearl vines and approximately 71.52 acres that can be planted to new vines or other uses. The site includes a reservoir covering approximately 1.2 acres and an accompanying filter station. An Ag Preserve contract offers the benefit of limiting property taxes based on agricultural use.



HIGHLIGHTS

- Newer table grape vines in desirable varieties
- Excellent early location over 200 feet above the Salton Sea
- Ag Preserve contract limits property taxes

PROPERTY DETAILS

Address	Johnson St at 60th Ave Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	717-280-(016, 020, 021)
Water Supply	CVWD Meter: 38905 1 reservoir and filter station
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Estimated Elevation	-96 to +12 feet
Ag Preserve	Yes, Coachella Valley No. 10 Map No. 121
Opportunity Zone	Yes, Census Tract 456.04
Structures	Older manufactured home and shed



BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
1	Valley Pearl	Freedom	7.29	2019	6x12	605
2	Valley Pearl	Freedom	8.63	2019	6x12	605
3	Valley Pearl	Freedom	8.84	2019	6x12	605
4	Valley Pearl	Freedom	8.84	2019	6x12	605
5	Sweet Sapphire	Paulsen	7.77	2018	6x12	605
6	Sweet Sapphire	Paulsen	8.14	2018	6x12	605
7	Sweet Sapphire	Paulsen	8.83	2018	6x12	605
8	Sweet Sapphire	Paulsen	9.00	2018	6x12	605
9-16	Open	Trellis & Drip	71.52	N/A	N/A	N/A
TOTAL			138.86			





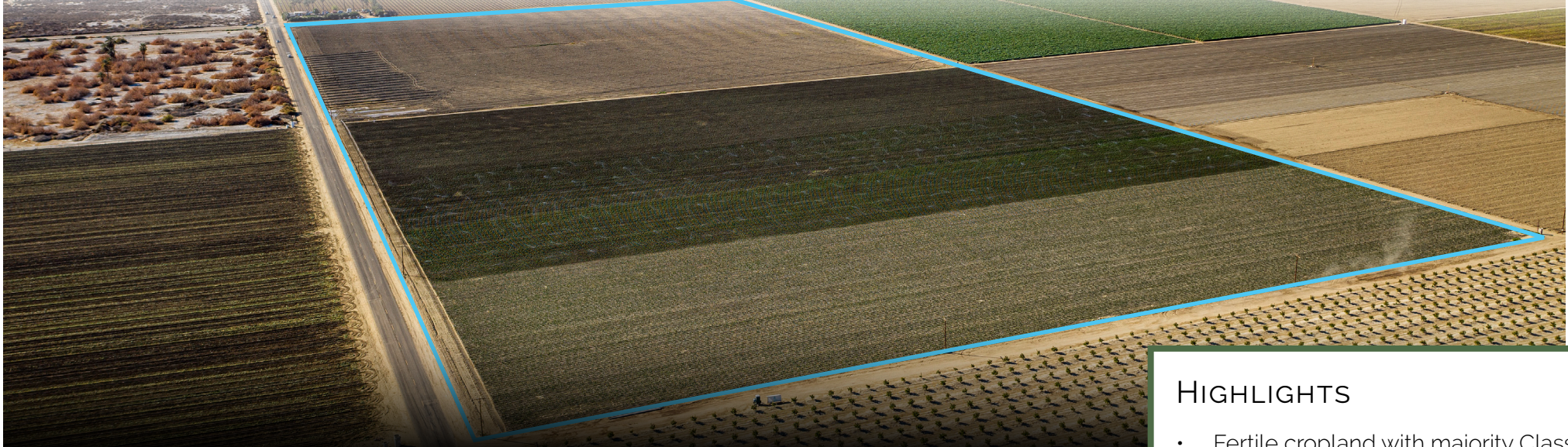
LINCOLN RANCH | ROW CROP FARM

GROSS ACRES
81.00



FARMABLE ACRES
76.00

This row crop farm benefits from mostly Class 2 sandy loam soils and an efficient layout with a greater percentage of farmable land than is typical for Coachella Valley tracts. An existing Ag Preserve contract limits property taxes based upon agricultural use rather than market value, reducing ownership costs for the foreseeable future. The farm is situated among row crop, vineyard and citrus grove uses.



PROPERTY DETAILS

Address	91666 62nd Ave Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	717-280-008
Water Supply	CVWD Meter: 9043
Irrigation System	Solid-set irrigation
Frost Protection	None
Estimated Elevation	-140 to -112 feet
Ag Preserve	Yes, Coachella Valley No. 10 Map No. 121
Opportunity Zone	Yes, Census Tract 456.04
Structures	None

HIGHLIGHTS

- Fertile cropland with majority Class 2 soils
- Efficient tract with very limited unusable acreage
- Ag Preserve contract limits property taxes





PALM RANCH | TABLE GRAPE VINEYARD

GROSS ACRES

78.18

VINEYARD ACRES

70.03

FARMABLE ACRES

70.03

This tract is fully planted to a Scarlet Royal table grape vineyard and includes a reservoir covering around 1.3 acres. The vines were planted in 2012 with 6 foot by 12 foot spacing. Two sides of the tract border residential developments in the community of Mecca and the site has High Density Residential zoning (R-7) and General Plan designation.



HIGHLIGHTS

- Fully mature vineyard
- Fertile Class 2 and 3 soils
- High density R-7 zoning and general plan provide future optionality

PROPERTY DETAILS

Address	64th Ave at Dale Kiler Rd Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-111-(005, 008, 009)
Water Supply	CVWD Meter: 4967 1 reservoir and 1 filter station
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Estimated Elevation	-172 to -148 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None



BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
1	Scarlet Royals	Own	6.78	2012	6x12	605
2	Scarlet Royals	Own	8.85	2012	6x12	605
3	Scarlet Royals	Own	9.28	2012	6x12	605
4	Scarlet Royals	Own	8.55	2012	6x12	605
5	Scarlet Royals	Own	9.45	2012	6x12	605
6	Scarlet Royals	Own	8.78	2012	6x12	605
7	Scarlet Royals	Own	9.54	2012	6x12	605
8	Scarlet Royals	Own	8.80	2012	6x12	605
TOTAL			70.03			



DALE RANCH | ROW CROP FARM

GROSS ACRES
157.17



FARMABLE ACRES
151.40

This efficiently configured tract is currently farmed to vegetable and berry crops. It has one on-site reservoir covering about 1.3 acres and also includes a filter station. The tract's south border abuts the community of Mecca and it benefits from High Density Residential zoning (R-7) and General Plan designation. The other three sides are adjacent to citrus groves and table grape vineyards.



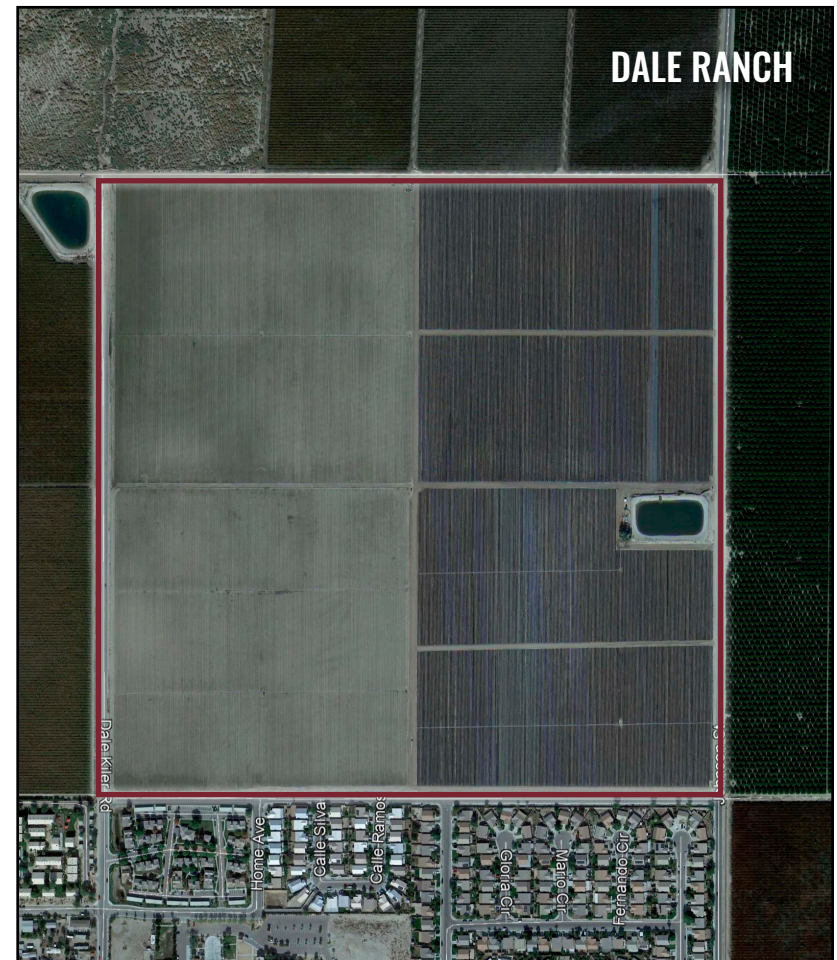
PROPERTY DETAILS

Address	64450 Dale Kiler Rd Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-112-(002, 011, 024, 023)
Water Supply	CVWD Meter: 5001 1 reservoir and 1 filter station
Irrigation System	Underground drip irrigation
Frost Protection	None
Estimated Elevation	-160 to -116 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None

HIGHLIGHTS

- Productive vegetable and berry farm
- Surrounded on three sides by vineyard and citrus farms
- Future optionality provided by high density R-7 zoning and general plan





EUCLID RANCH | TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
160.00	72.80	149.05

This table grape vineyard is comprised of sought-after Autumn Crisp grapes and also includes Sable Seedless plantings. A portion of the Autumn Crisp vineyard is under shade cover. The older vineyard blocks were recently removed and about half of the farmage acreage is available for new plantings. Site improvements include a reservoir covering about 1.5 acres and a fenced-in staging yard.

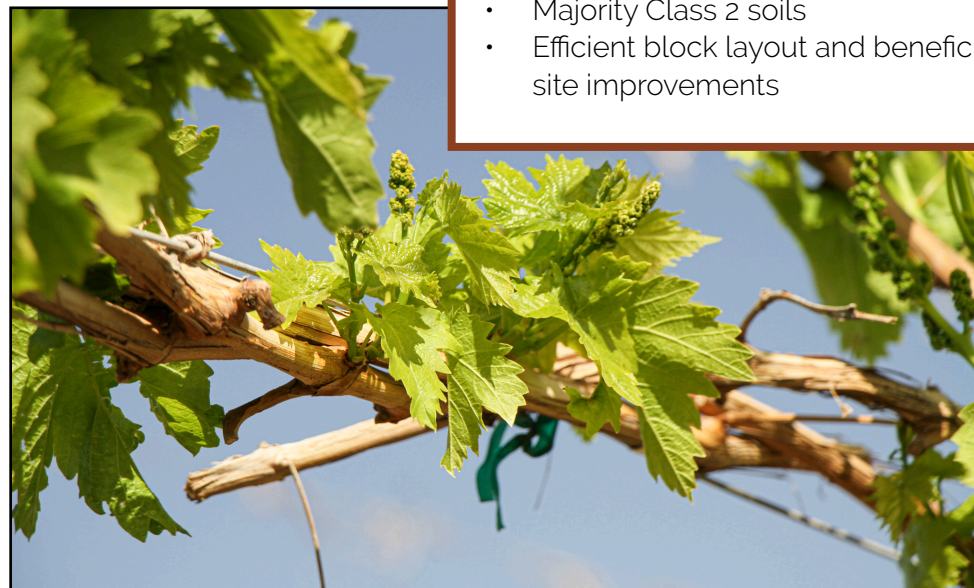


HIGHLIGHTS

- Desirable table grape varieties
- Majority Class 2 soils
- Efficient block layout and beneficial site improvements

PROPERTY DETAILS

Address	66th Ave at Euclid Ave Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-113-(003-006)
Water Supply	CVWD Meter: 3444 1 reservoir
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Estimated Elevation	-144 to -116 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	Older home and barn



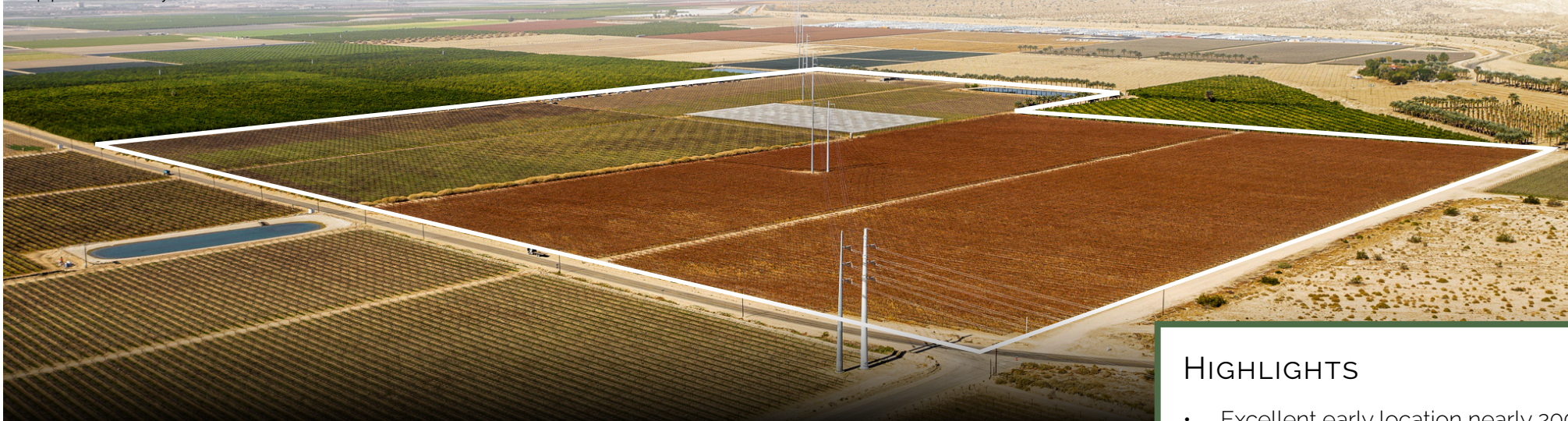
BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
7	Sable Seedless	Freedom	9.27	2017	6x12	605
8	Sable Seedless	Freedom	8.72	2017	6x12	605
9	Sable Seedless	Freedom	9.09	2017	6x12	605
10	Sable Seedless	Freedom	8.56	2017	6x12	605
11-18	Open	Trellis, Some Drip	76.25	N/A	N/A	N/A
19	Autumn Crisp	Freedom	8.60	2017	6x12	605
20	Autumn Crisp	Freedom	9.28	2017	6x12	605
21	Autumn Crisp	Freedom	9.28	2017	6x12	605
22	Autumn Crisp	Freedom	10.00	2017	6x12	605
TOTAL			149.05			



GARFIELD RANCH | TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
138.99	69.80	125.33

This table grape farm is well situated in an early area of the Mecca Slope. With producing Valley Pearl and Scarlet Royal varieties and recently retired blocks that are ready for replanting or conversion to other crops, this farm offers many options. A portion of the Valley Pearl vineyard is under an experimental shade cover to further improve fruit quality and timing. Water is supplied by CVWD and stored in one reservoir covering approximately 2.0 acres.



HIGHLIGHTS

- Excellent early location nearly 200 feet above the Salton Sea
- Producing vineyard with desirable varieties
- Plantable land available to new development

PROPERTY DETAILS

Address	66th Ave at Garfield St Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-232-006
Water Supply	CVWD Meter: 4941 1 reservoir and 1 filter station
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Elevation	-64 to -8 Feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	Older shed



BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
1	Valley Pearl	Own	9.17	2014	6x12	605
2	Valley Pearl	Own	8.63	2014	6x12	605
3	Valley Pearl	Own	7.97	2014	6x12	605
4	Valley Pearl	Own	7.67	2014	6x12	605
5-12	Open	N/A	55.53	N/A	N/A	N/A
13	Scarlet Royal	Own	8.91	2011	6x12	605
14	Scarlet Royal	Own	9.06	2011	6x12	605
15	Scarlet Royal	Own	9.46	2011	6x12	605
16	Scarlet Royal	Own	8.93	2011	6x12	605
TOTAL			125.33			



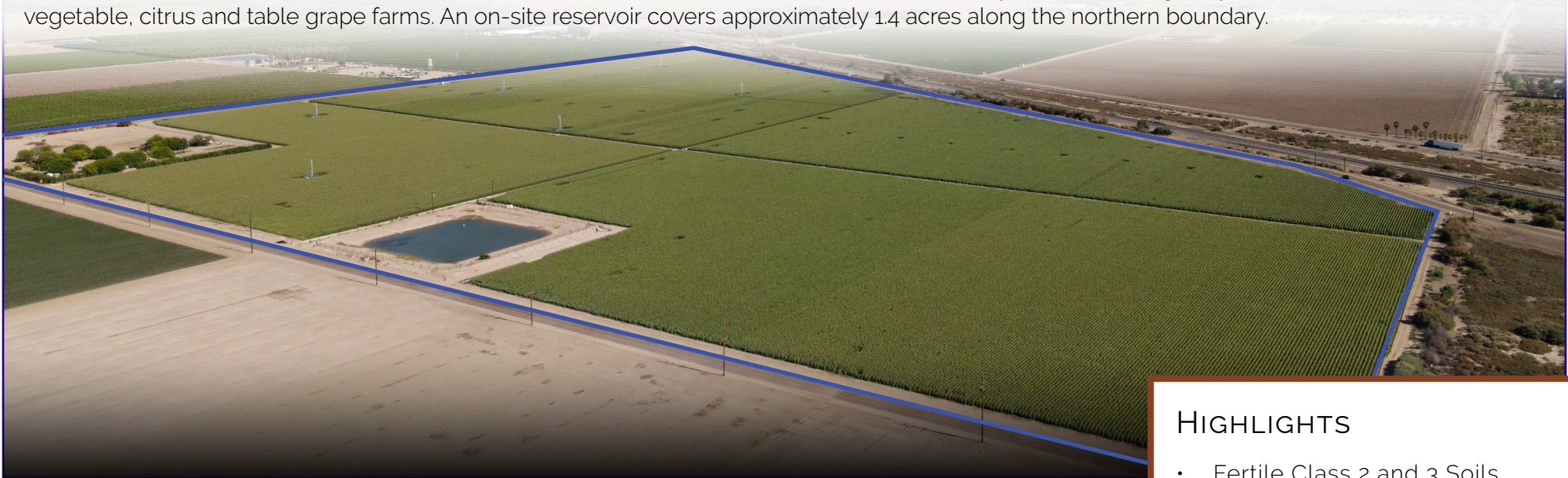
HAMMOND RANCH | ROW CROP FARM

GROSS ACRES
102.71



FARMABLE ACRES
100.00

This efficient tract of cropland is currently farmed to vegetables. It was previously a citrus grove for many years and six propane-powered wind machines remain on-site. The tract is located toward the south end of the Coachella Valley but north of Highway 111 and it is adjacent to vegetable, citrus and table grape farms. An on-site reservoir covers approximately 1.4 acres along the northern boundary.



HIGHLIGHTS

- Fertile Class 2 and 3 Soils
- Includes 6 propane-fueled wind machines
- Ag Preserve contract limits property taxes

PROPERTY DETAILS

Address	Hammond Rd at Grant St Mecca, CA 92254
Growing Region	Coachella Valley - South Mecca Slope
Riverside County APN	729-050-05
Water Supply	CVWD Meter: 3459 1 reservoir and 1 filter station
Irrigation System	Underground drip irrigation
Frost Protection	Six wind machines
Elevation	-188 to -176 feet
Ag Preserve	Yes, Coachella Valley No. 67 Map No. 315
Opportunity Zone	Yes, Census Tract 456.04
Structures	None





BEACH RANCH | ROW CROP FARM

GROSS ACRES
162.43



FARMABLE ACRES
152.43

Historically a citrus and table grape ranch, this fertile farmland along the Salton Sea has been converted to vegetable production in recent years. With excellent regional access via Highway 111, C-P-S (Scenic Highway Commercial) zoning along the northern boundary, and a location between vegetable, grape, citrus and date farms, this tract offers growers many options for future use. Ample water is available through CVWD and the farm has one reservoir covering approximately 2.0 acres and also has a filter station.



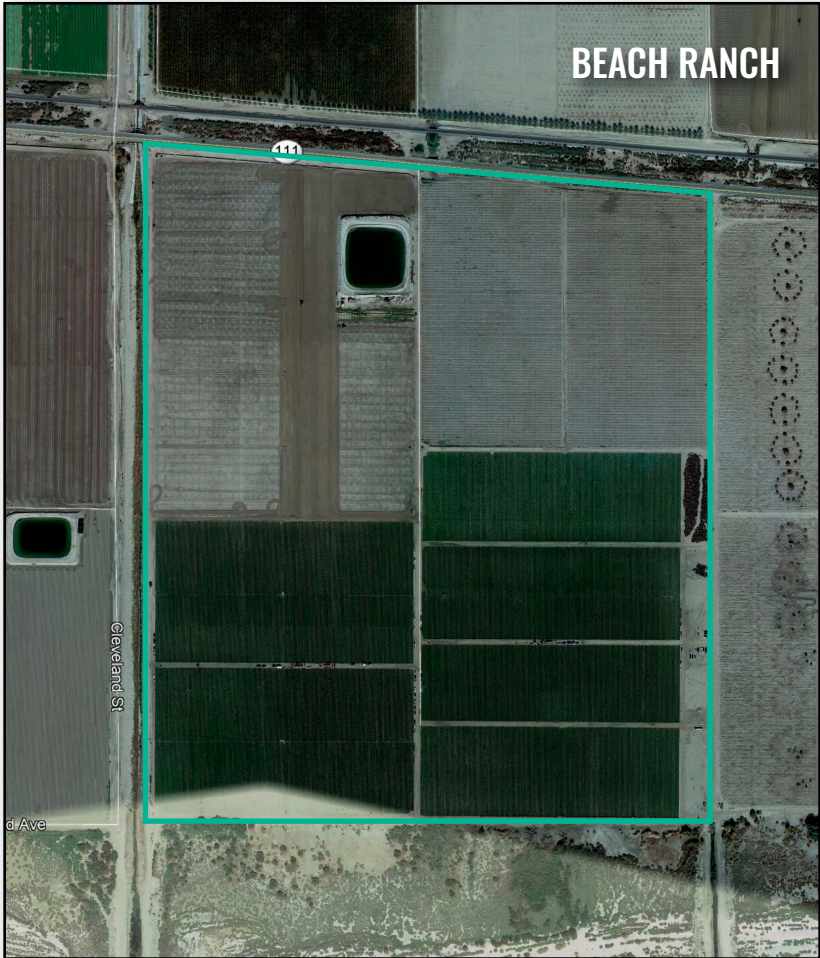
PROPERTY DETAILS

Address	Highway 111 SE of Cleveland St Mecca, CA 92254
Growing Region	Coachella Valley - North Shore
Riverside County APN	725-100-(007, 011, 012) 725-110-(003, 006, 007)
Water Supply	CVWD Meter: 3404 1 reservoir and 1 filter station
Irrigation System	Underground drip irrigation
Frost Protection	None
Elevation	-220 to -192 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None

HIGHLIGHTS

- Fertile farmland in an area conducive to all major Coachella Valley crops
- Excellent location with convenient highway access and sea frontage
- Future optionality enhanced by C-P-S zoning





TERMS

Asset Availability

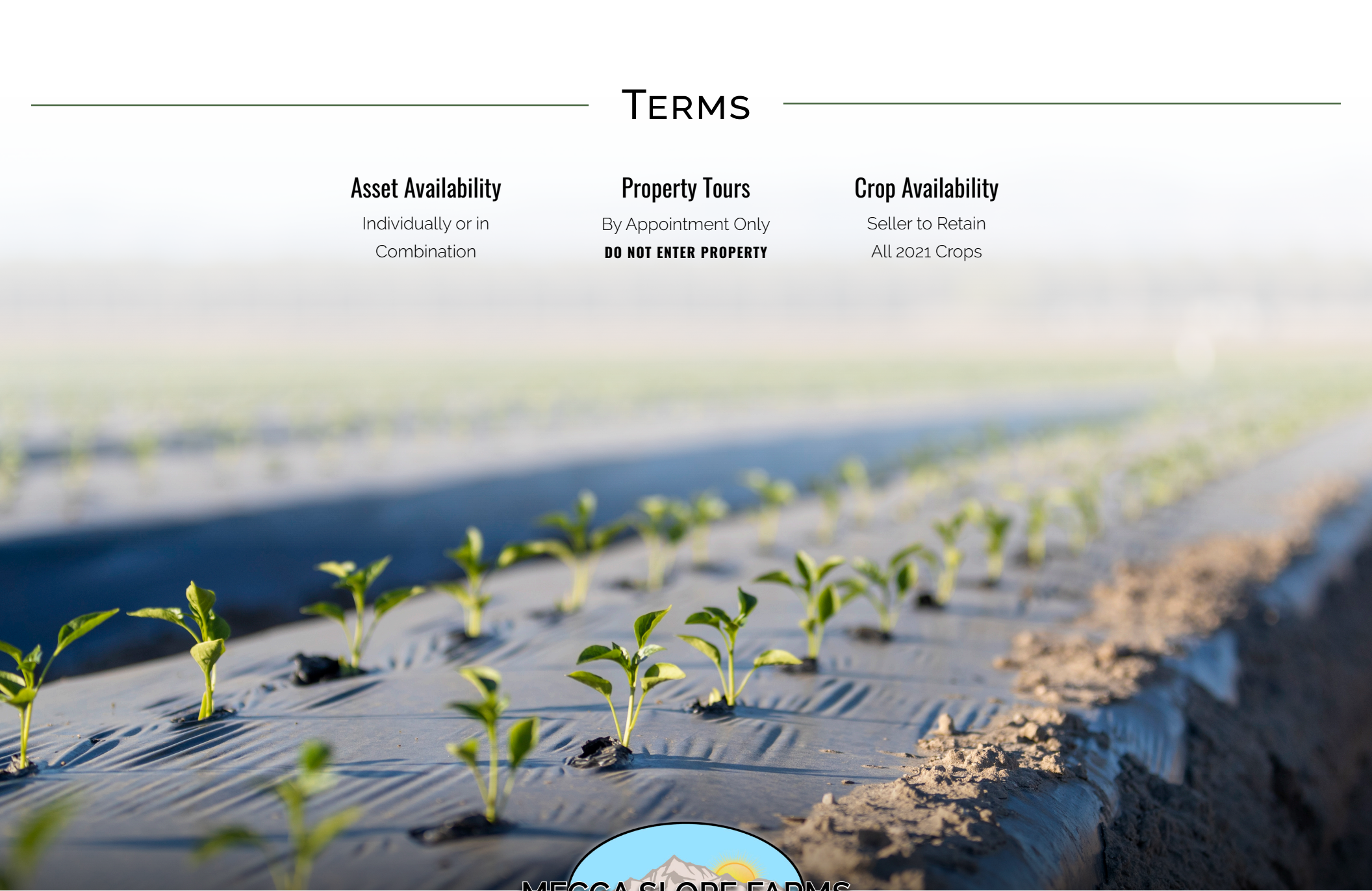
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Property Tours

By Appointment Only
DO NOT ENTER PROPERTY

Crop Availability

Seller to Retain
All 2021 Crops



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