

**OPEN FARMLAND &  
GRAFTABLE VINE BLOCK**

**205.02± ACRES**



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# AIRPORT RANCH | OPEN FARMLAND & GRAFTABLE VINE BLOCK

| 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 was historically operated as a table grape vineyard; however, the older vines have been removed and one 33.66 acre block of younger Early Sweet vines has been retained for potential grafting. Approximately 154.08 acres is available for replanting to a variety of uses - citrus, date, grape and vegetable crops all exist in the vicinity. 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
- Available for new plantings, vineyard block can be grafted or removed
- Ag Preserve contract limits property taxes

## PROPERTY DETAILS

|                      |  |
|----------------------|--|
| Address              | Airport Blvd at Buchanan St.<br>Thermal, CA 92274                |
| Growing Region       | Coachella Valley - Mecca Slope                                   |
| Riverside County APN | 763-380-(012-015)<br>763-390-(008-011)                           |
| Water Supply         | CVWD Meter: 9026<br>1 reservoir & 1 filter station, 1 well       |
| Irrigation System    | Drip lines (vineyard & trellis block only)                       |
| Frost Protection     | None   |
| Estimated Elevation  | -40 to +40 Feet  |
| Ag Preserve          | Yes, Coachella Valley No. 22 & 24<br>Map No 141 & 153            |
| Opportunity Zone     | Yes, Census Tract 456.04   |
| Structures           | Older cold storage building, shop<br>building, manufactured home |





VINEYARD SUMMARY

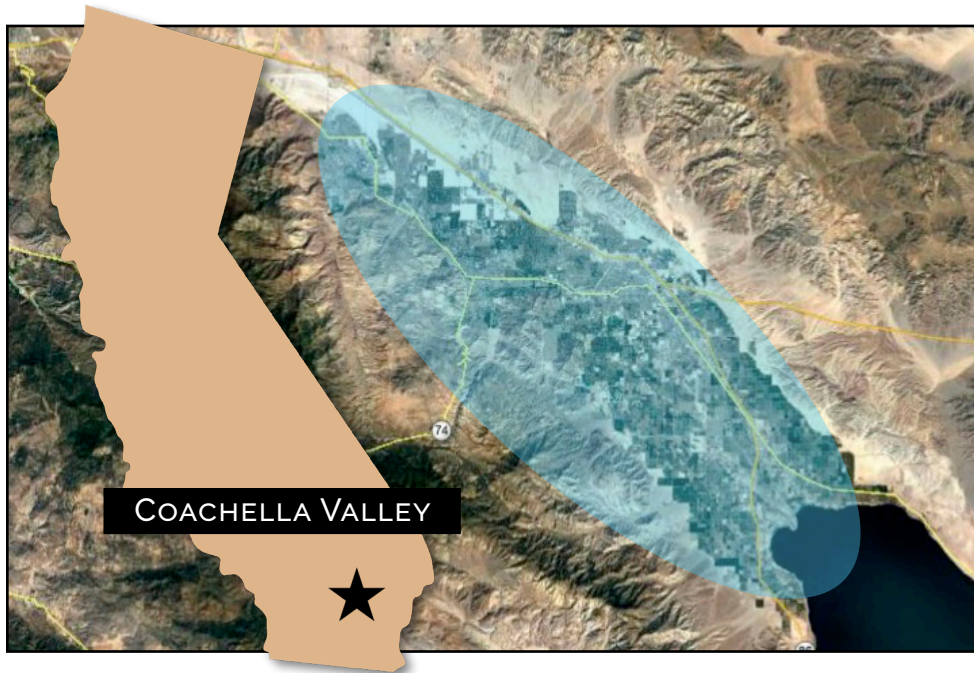
| BLOCK | VARIETY      | ROOTSTOCK | NET ACRES | YEAR | SPACING | VINES/ACRE |
|-------|--------------|-----------|-----------|------|---------|------------|
| 1     | Early Sweets | Freedom   | 9.37      | 2016 | 6x12    | 605        |
| 2     | Early Sweets | Freedom   | 8.91      | 2016 | 6x12    | 605        |
| 3     | Early Sweets | Freedom   | 8.95      | 2016 | 6x12    | 605        |
| 4     | Early Sweets | Freedom   | 6.43      | 2016 | 6x12    | 605        |
| TOTAL |              |           | 33.66     |      |         |            |















# 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

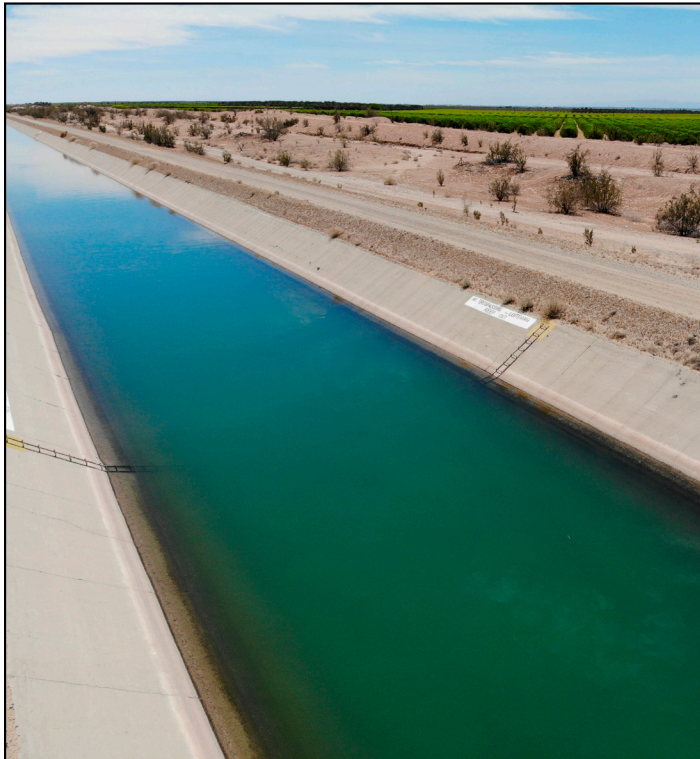
|   |   |
|---|---|
|  <b>1. Dates</b><br>Value: \$93,737,102<br>Bearing Ac: 8,769<br>Non-Bearing AC: 1,678<br>Total Acres: 10,447           |  <b>6. Carrots</b><br>Value: \$31,279,896<br>Bearing Ac: 4,495<br>Non-Bearing AC: N/A<br>Total Acres: 4,495          |
|  <b>2. Grapes</b><br>Value: \$92,309,568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



MECCA SLOPE FARMS



AIRPORT RANCH



# TERMS

## Property Tours

By Appointment Only

**DO NOT ENTER PROPERTY**

## Asset Availability

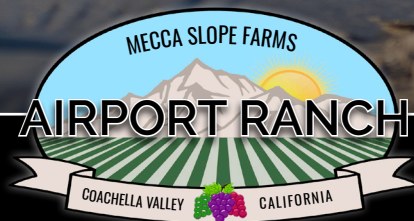
Additional Mecca Slope tracts available.

Contact Broker for more information.

## Crop Availability

Seller to Retain

Any 2021 Crops



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