

*Pierce Ranch*

**117.70**

*Acres M/L*



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# 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.



## 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

## 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



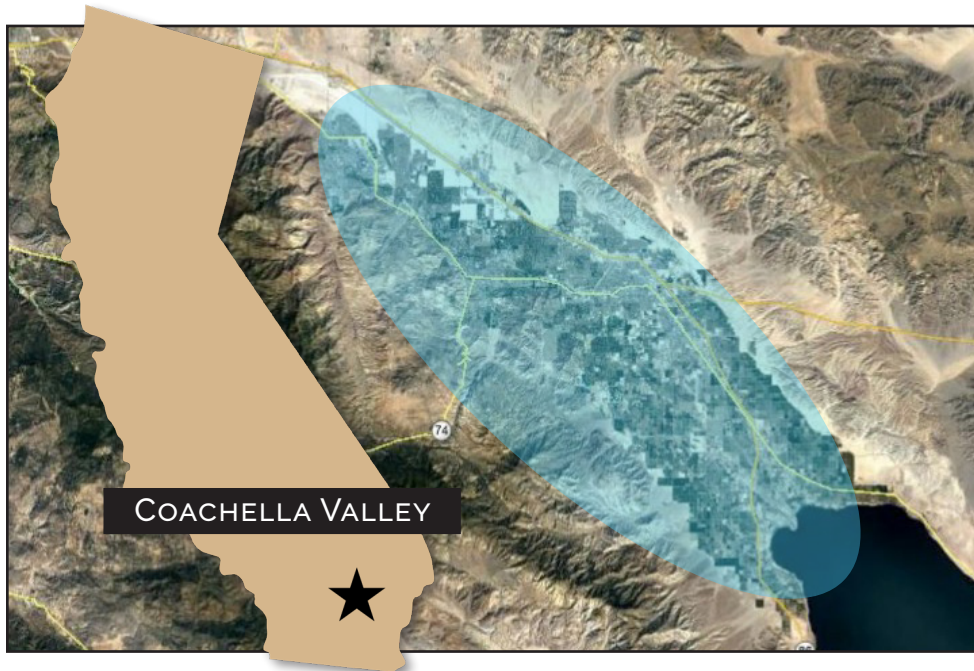






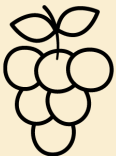









# COACHELLA VALLEY OVERVIEW

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 59,000 acres in production and total gross agricultural production value of about \$575 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

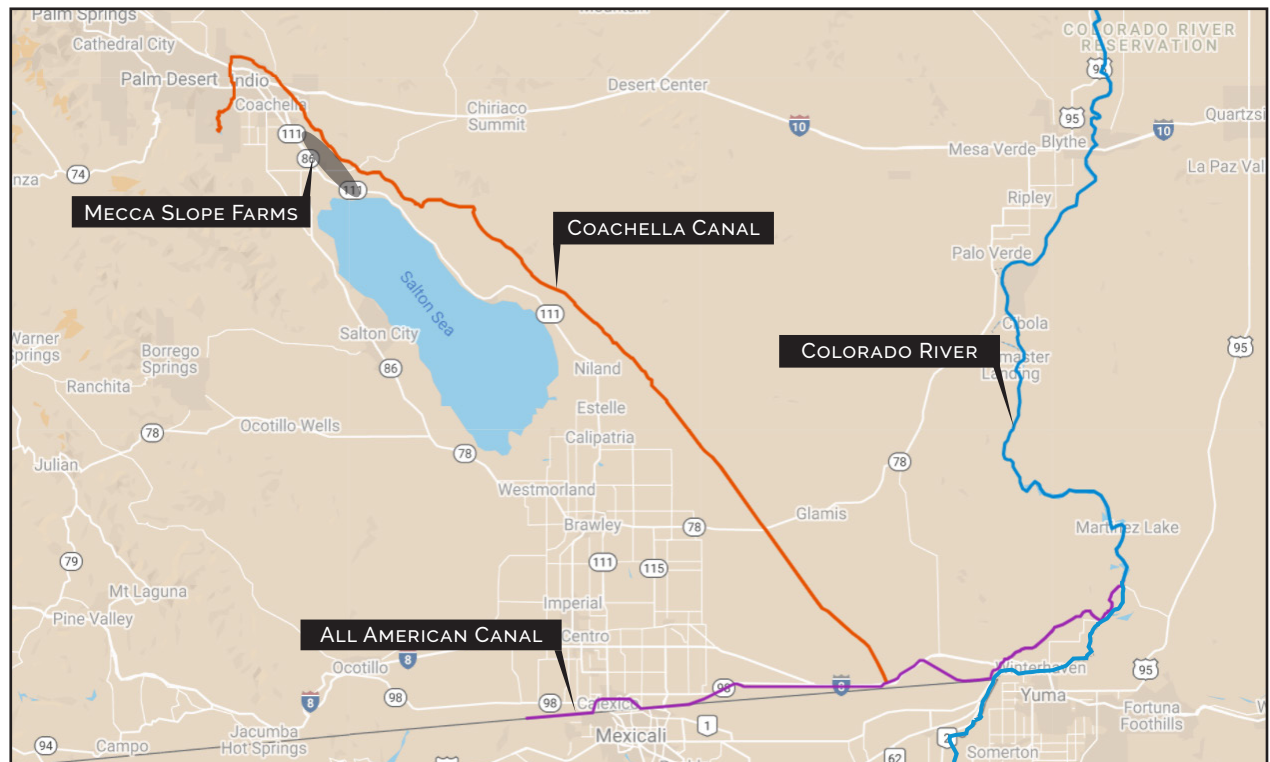
 <b>1. Dates</b> Value: \$83,151,200 Total Acres: 9,449	 <b>6. Lettuce</b> Value: \$31,635,000 Total Acres: 3,515
 <b>2. Grapes</b> Value: \$73,946,598 Total Acres: 5,511	 <b>7. Carrots</b> Value: \$25,812,969 Total Acres: 4,111
 <b>3. Golf Course Turf</b> Value: \$67,770,000 Total Acres: 6,024	 <b>8. Cauliflower</b> Value: \$17,225,981 Total Acres: 1,873
 <b>4. Bell Peppers</b> Value: \$67,213,800 Total Acres: 3,688	 <b>9. Orange-Tangerine</b> Value: \$15,593,760 Total Acres: 1,176
 <b>5. Lemon-Lime</b> Value: \$39,557,140 Total Acres: 4,789	 <b>10. Turf Grass</b> Value: \$13,758,750 Total Acres: 1,223

Source: Coachella Valley Water District 2020 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.





# TERMS

## Asset Availability

Additional Assets Available

**INQUIRE WITH AGENT**

## Property Tours

By Appointment Only

**DO NOT ENTER PROPERTY**



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