

**TABLE GRAPE VINEYARD
& PLANTABLE LAND**

309.52± ACRES

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ORGANIZATION

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COMPANY

BUCHANAN RANCH

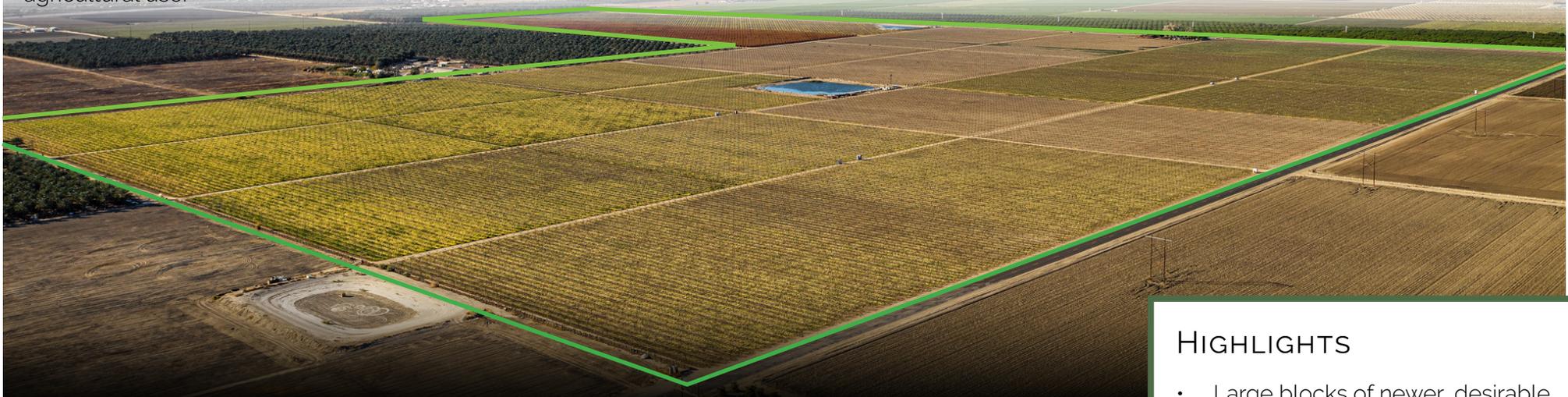
TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES
309.52

VINEYARD ACRES
171.57

FARMABLE ACRES
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

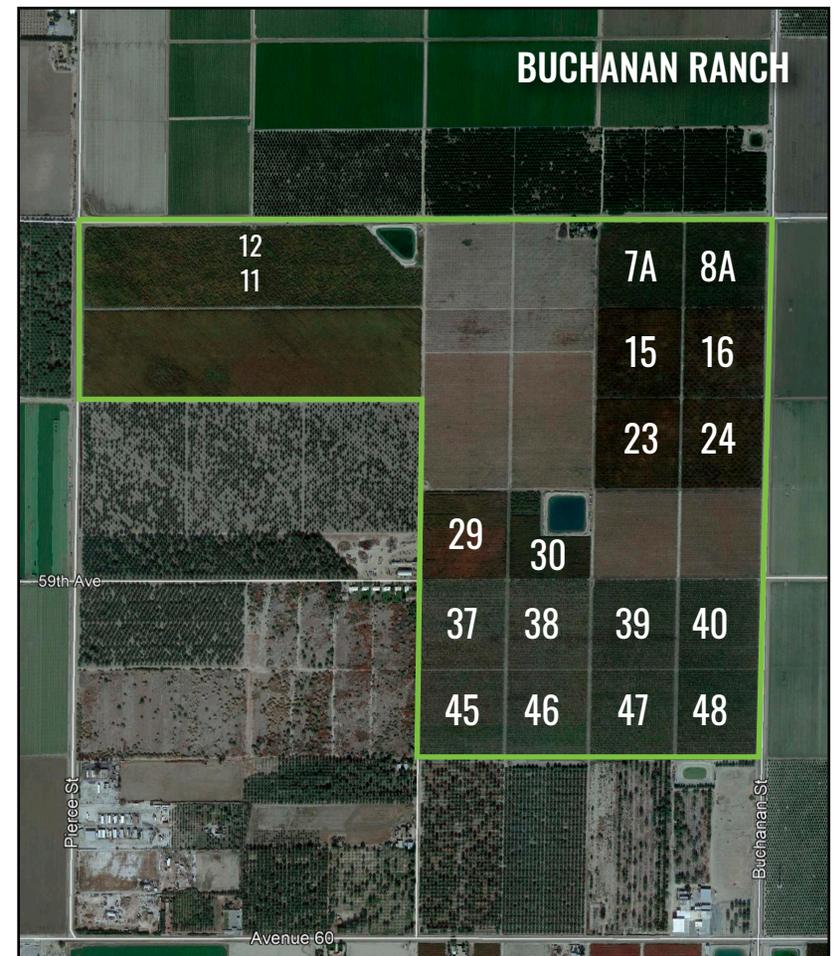
- Large blocks of newer, desirable table grape varieties
- Open trellised land available for new plantings
- Excellent soils profile for 99% Class 2 sandy loams

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

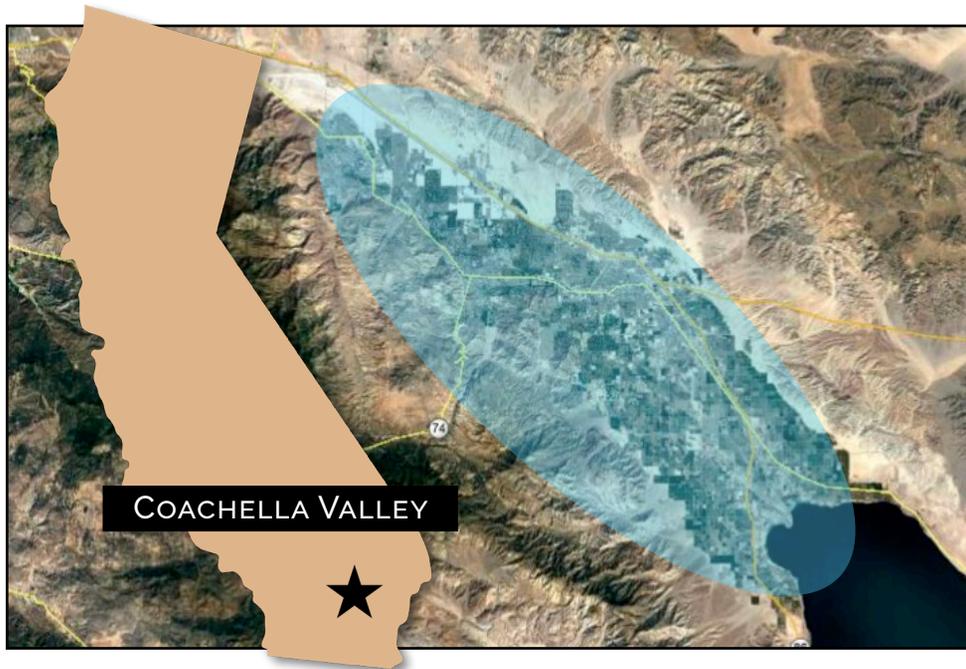


BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
7A	Sonera	Freedom	8.70	2018	6x12	605
8A	Sonera	Freedom	8.40	2018	6x12	605
11	Jack's Salute	Freedom	16.80	2018	6x12	605
12	Jack's Salute	Freedom	14.60	2018	6x12	605
15	Midnight Beauty	Freedom	9.30	2017	6x12	605
16	Midnight Beauty	Freedom	8.90	2017	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
<i>Multiple</i>	<i>Open</i>	<i>Trellis & Drip</i>	<i>108.27</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
TOTAL			279.84			



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.



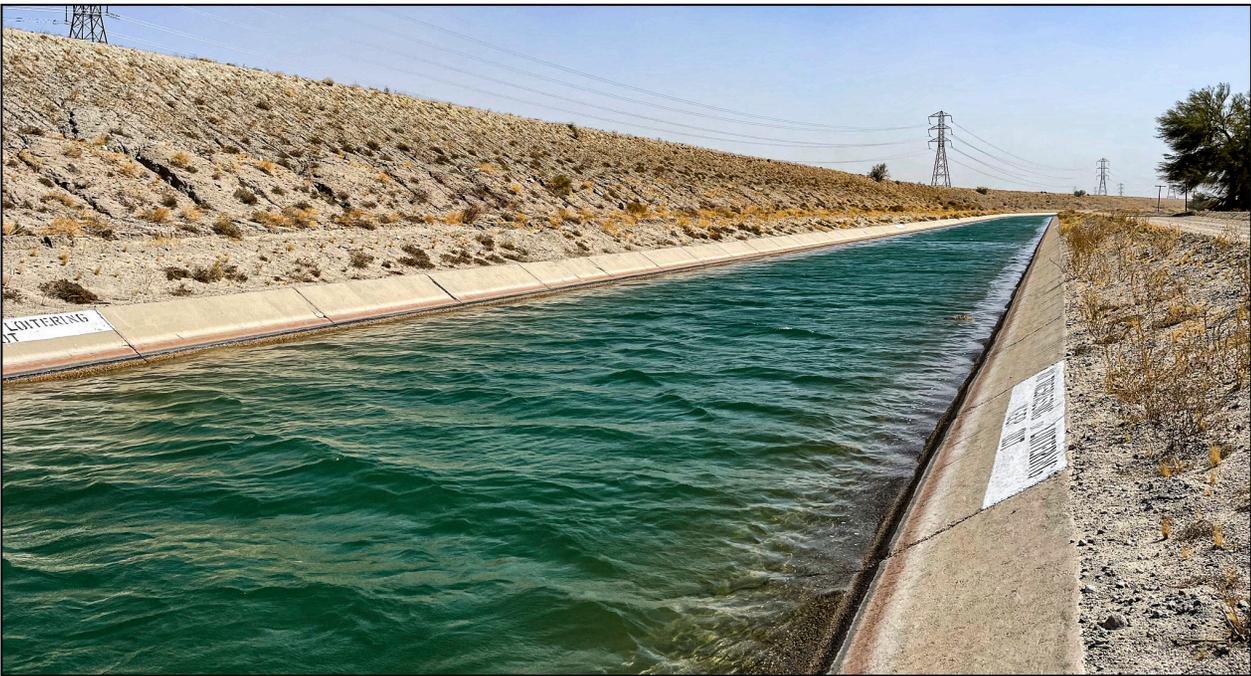
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

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

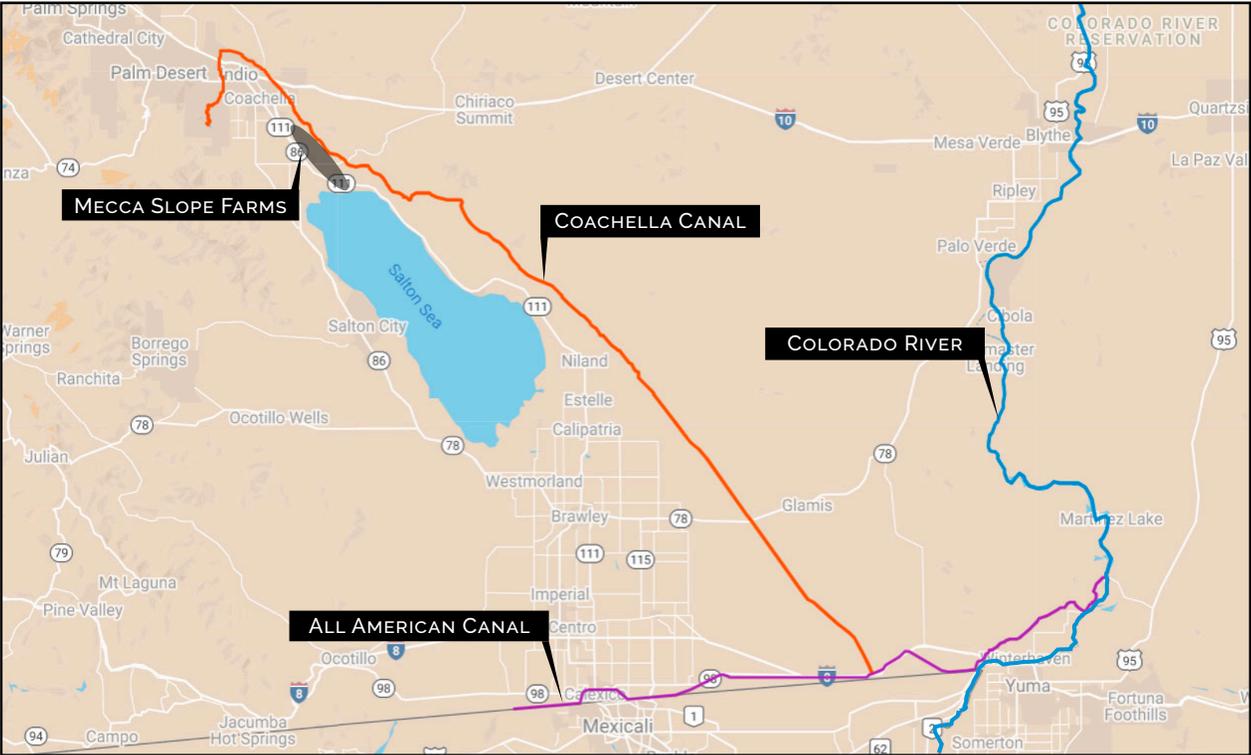
Source: Coachella Valley Water District 2019 Crop Report (most recent)

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



BUCHANAN 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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