

**TABLE GRAPE VINEYARD
& PLANTABLE LAND**

231.82± ACRES

PC PEOPLES™ CURTIS BUONO
COMPANY 760.521.2501
curtis@peoplescompany.com

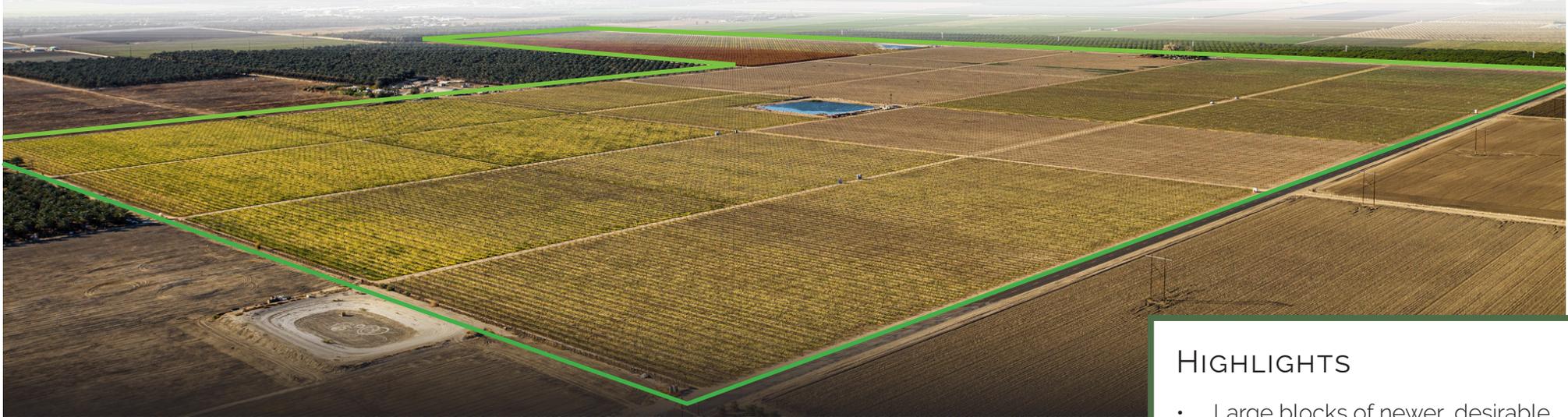
BOBBY WUERTZ
480.874.4312
bwuertz@landadvisors.com

 Land Advisors®
ORGANIZATION

BUCHANAN RANCH | TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
231.82	140.17	210.94

This sizeable table grape vineyard includes several sought-after varieties that are two to four years old and entering their prime productive years. Many 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. One reservoir is available with surface a filter station. This tract is under an Ag Preserve contract, reducing property taxes based upon agricultural use.



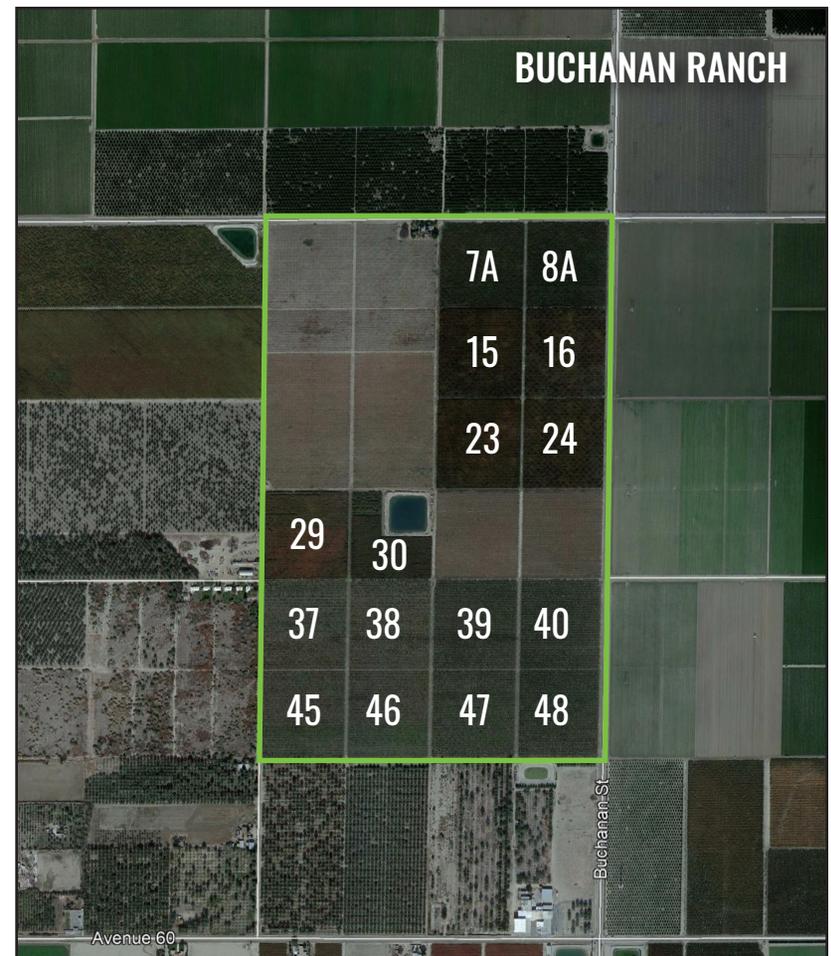
- ### HIGHLIGHTS
- Large blocks of newer, desirable table grape varieties
 - Open trellised land available for new plantings
 - Excellent soils profile for 99% Class 2 sandy loams

PROPERTY DETAILS

Address	83001 58th Ave Thermal, CA 92274
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	757-240-(004, 005) 757-250-(012, 014)
Water Supply	CVWD Meter: 1342 1 reservoir and filter station
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
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>70.77</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
TOTAL			210.94			



CONFIDENTIALITY AND CONDITIONS

Peoples Company ("PC") has been retained as exclusive advisor by the Owner of the real estate described herein (the "Owner") for the sale of the Mecca Slope Farms assets (the "Property").

This Offering has been prepared by PC for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information that prospective purchasers may need or desire. No representation is made by PC or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, PC or Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence to verify any and all such information. Further, PC, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property since the date of preparation of this package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

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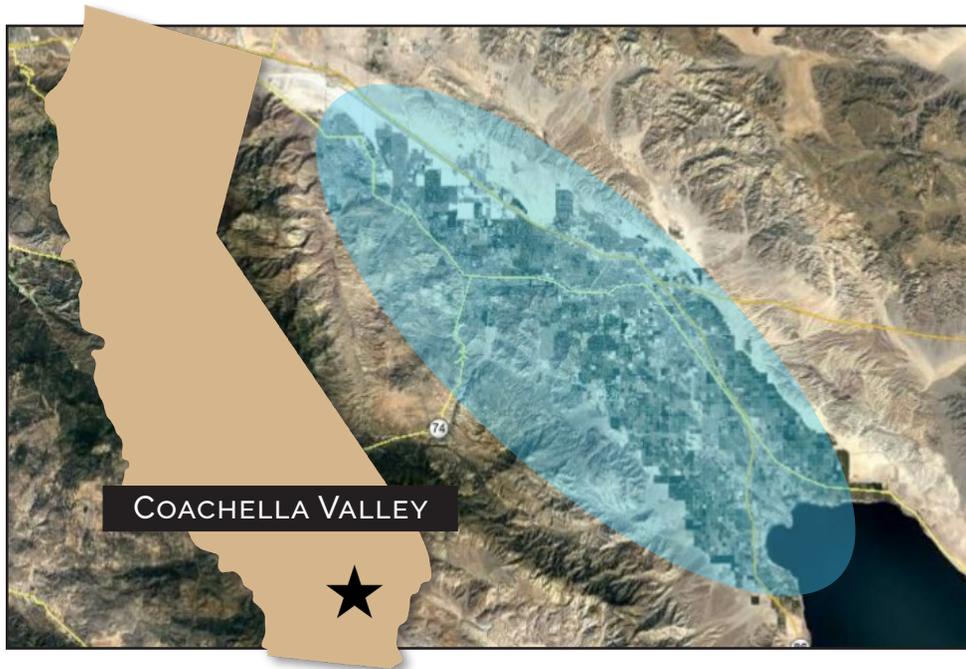
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If you have no further interest in the Property, please return all printed copies and delete all electronic copies of this Offering Memorandum forthwith as discussed above.

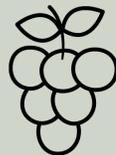


COACHELLA VALLEY OVERVIEW

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.



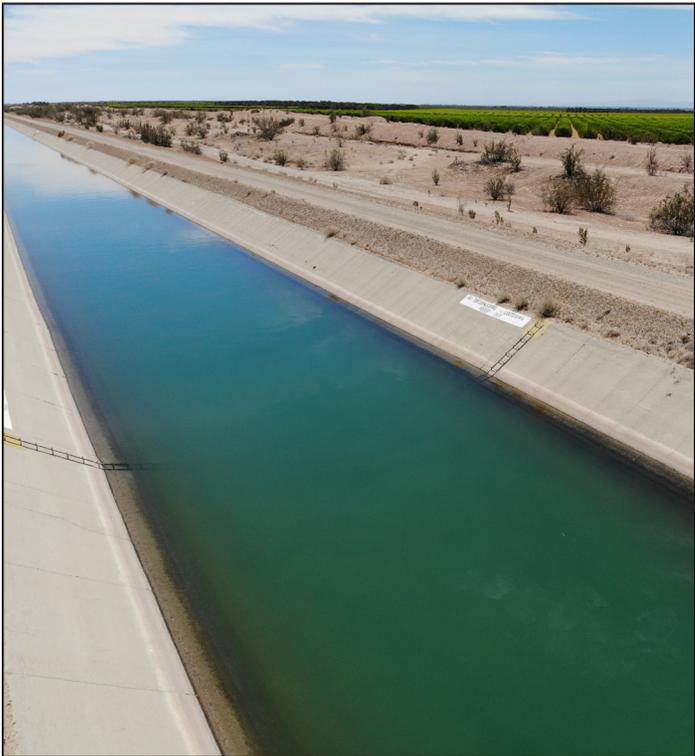
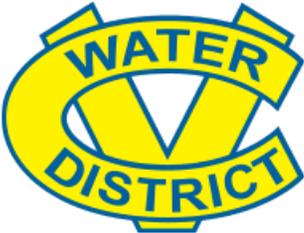
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

 <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>

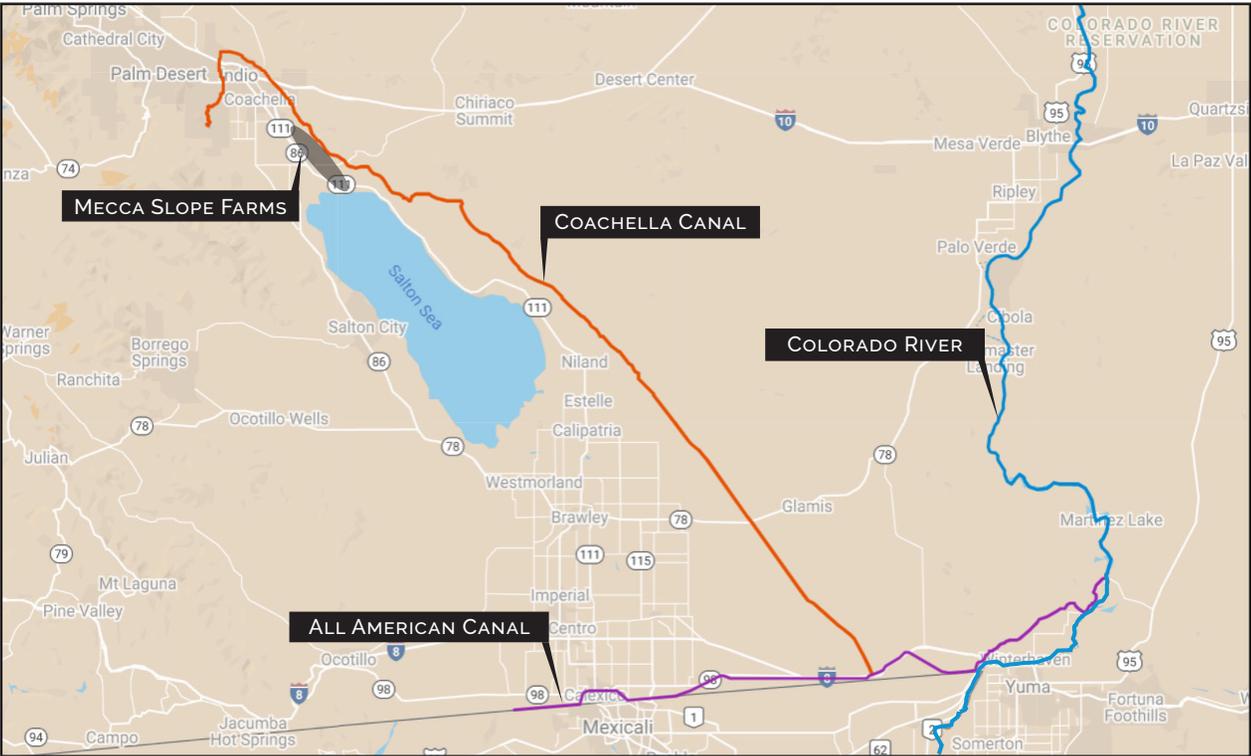
Source: Coachella Valley Water District 2019 Crop Report (most recent)

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.



4231 Balboa Ave, Suite 311
San Diego, CA 92117
CA DRE #02117631

CURTIS BUONO
760.521.2501
curtis@peoplescompany.com
CA DRE #01894905

BOBBY WUERTZ
480.874.4312
bwuertz@landadvisors.com
CA DRE #01994603



4900 N. Scottsdale Road, Suite 3000
Scottsdale, AZ 85251
CA DRE #1225173