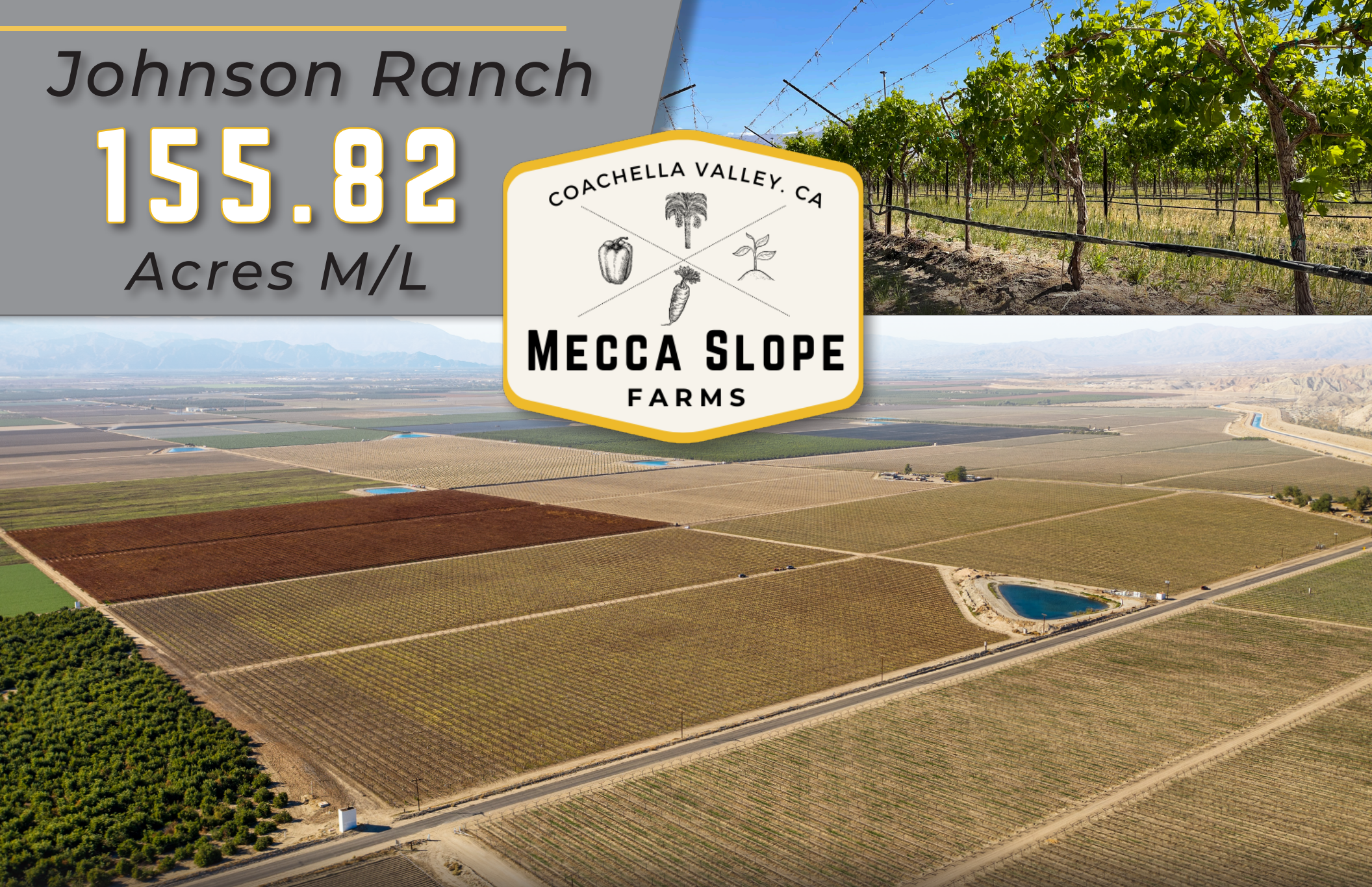


# Johnson Ranch

# 155.82

## Acres M/L



CURTIS BUONO  
760.521.2501  
[curtis@peoplescompany.com](mailto:curtis@peoplescompany.com)

BOBBY WUERTZ  
480.874.4312  
[bwuertz@landadvisors.com](mailto:bwuertz@landadvisors.com)

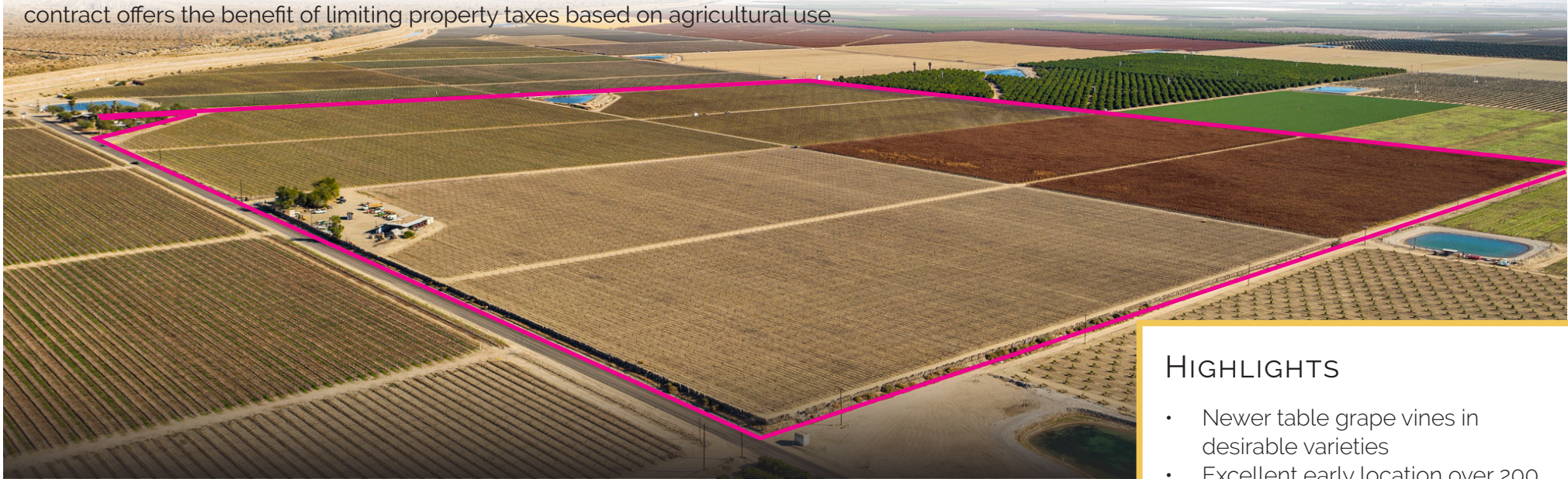




# JOHNSON RANCH | TABLE GRAPE VINEYARD

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
155.82	138.86	138.86

Situated at a high point on the Mecca Slope, this table grape vineyard includes five varieties including Sweet Sapphire and Valley Pearl vines at or near mature production and new plantings of Autumn Crisp, Sugraiftytwo and Sugraiftythree, the latter of which are ultra-early green and red varieties, respectively. 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	1 Well; 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





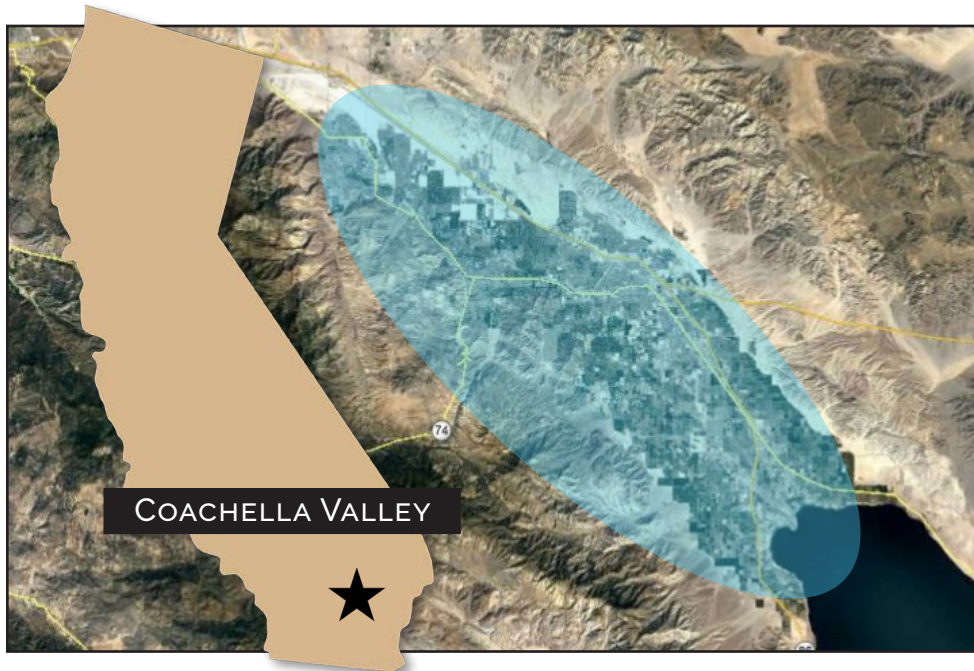
BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
1	Valley Pearl	Freedom	7.29	2019	6x12	605
2	Valley Pearl	Freedom	8.63	2019	6x12	605
3	Valley Pearl	Freedom	8.84	2019	6x12	605
4	Valley Pearl	Freedom	8.84	2019	6x12	605
5	Sweet Sapphire	Paulsen	7.77	2018	6x12	605
6	Sweet Sapphire	Paulsen	8.14	2018	6x12	605
7	Sweet Sapphire	Paulsen	8.83	2018	6x12	605
8	Sweet Sapphire	Paulsen	9.00	2018	6x12	605
9-10	Sugra-53	Unknown	16.24	2022	6x12	605
11-12	Sugra-52	Unknown	17.50	2022	6x12	605
13-16	Autumn Crisp	Unknown	37.78	2022	6x12	605
TOTAL			138.86			





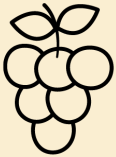







# COACHELLA VALLEY OVERVIEW

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

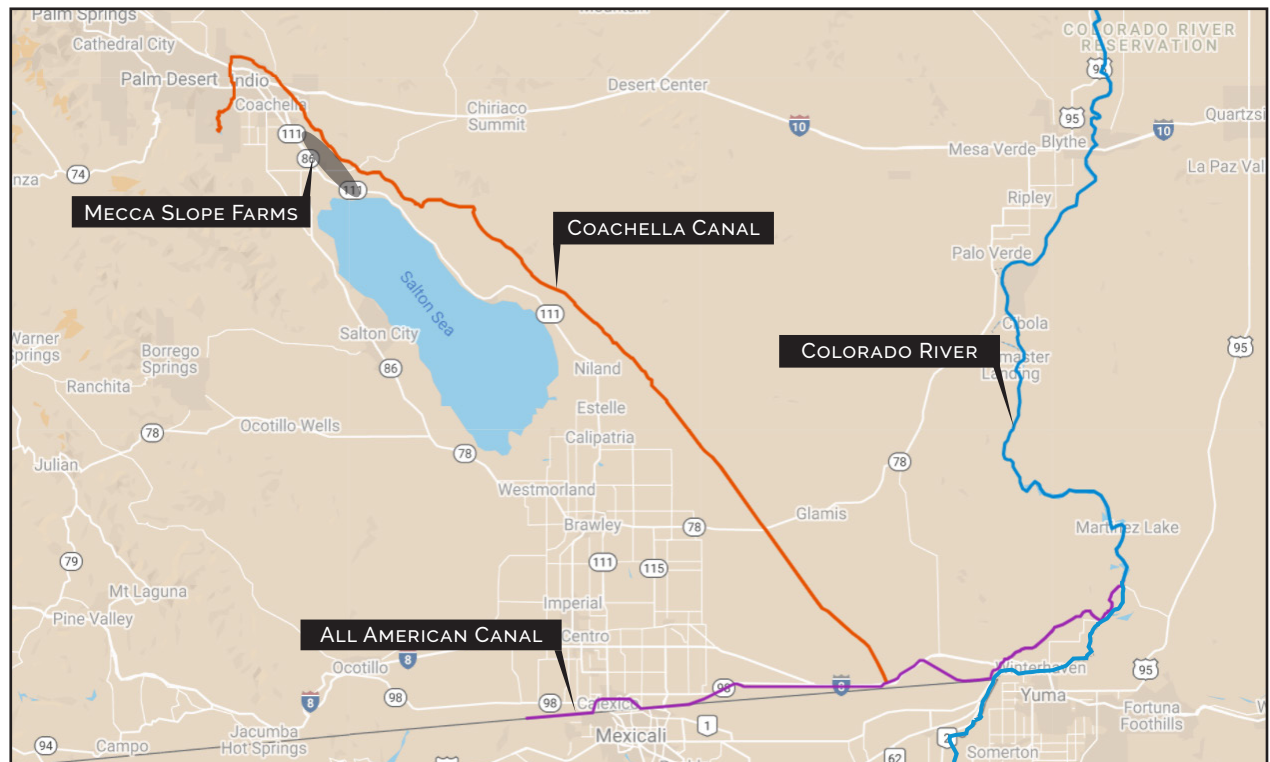
 <b>1. Dates</b> Value: \$93,737,102 Bearing Ac: 8,769 Non-Bearing AC: 1,678 Total Acres: 10,447	 <b>6. Carrots</b> Value: \$31,279,896 Bearing Ac: 4,495 Non-Bearing AC: N/A Total Acres: 4,495
 <b>2. Grapes</b> Value: \$92,309,568 Bearing Ac: 5,965 Non-Bearing AC: 1,058 Total Acres: 7,023	 <b>7. Lettuce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





# TERMS

## Asset Availability

Additional Assets Available

**INQUIRE WITH AGENT**

## Property Tours

By Appointment Only

**DO NOT ENTER PROPERTY**



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