

TABLE GRAPE VINEYARD

78.18± ACRES



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PALM RANCH | TABLE GRAPE VINEYARD

GROSS ACRES

78.18

VINEYARD ACRES

70.03

FARMABLE ACRES

70.03

This tract is fully planted to a Scarlet Royal table grape vineyard and includes a reservoir covering around 1.3 acres. The vines were planted in 2012 with 6 foot by 12 foot spacing. Two sides of the tract border residential developments in the community of Mecca and the site has High Density Residential zoning (R-7) and General Plan designation.



HIGHLIGHTS

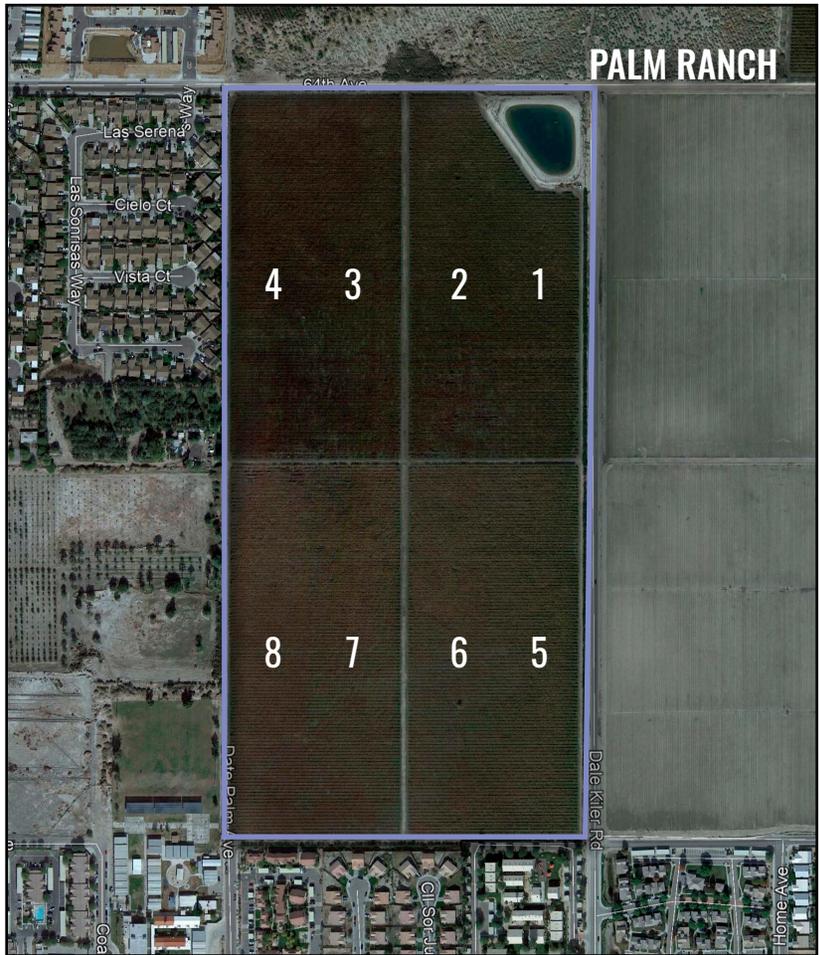
- Fully mature vineyard
- Fertile Class 2 and 3 soils
- High density R-7 zoning and general plan provide future optionality

PROPERTY DETAILS

Address	64th Ave at Dale Kiler Rd Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-111-(005, 008, 009)
Water Supply	CVWD Meter: 4967 1 reservoir and 1 filter station
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Estimated Elevation	-172 to -148 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None

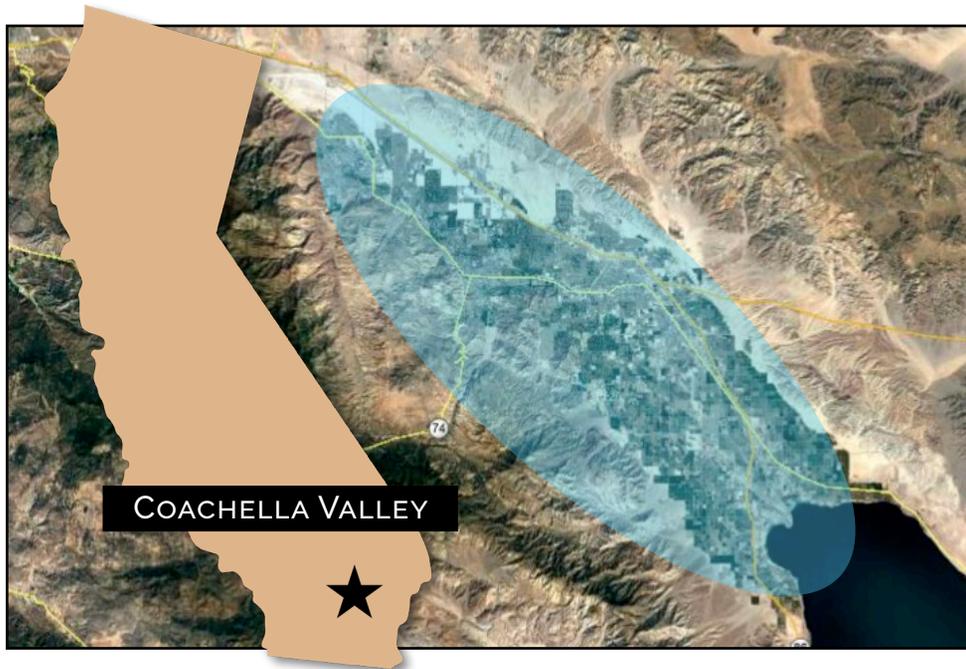


BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
1	Scarlet Royals	Own	6.78	2012	6x12	605
2	Scarlet Royals	Own	8.85	2012	6x12	605
3	Scarlet Royals	Own	9.28	2012	6x12	605
4	Scarlet Royals	Own	8.55	2012	6x12	605
5	Scarlet Royals	Own	9.45	2012	6x12	605
6	Scarlet Royals	Own	8.78	2012	6x12	605
7	Scarlet Royals	Own	9.54	2012	6x12	605
8	Scarlet Royals	Own	8.80	2012	6x12	605
TOTAL			70.03			



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.



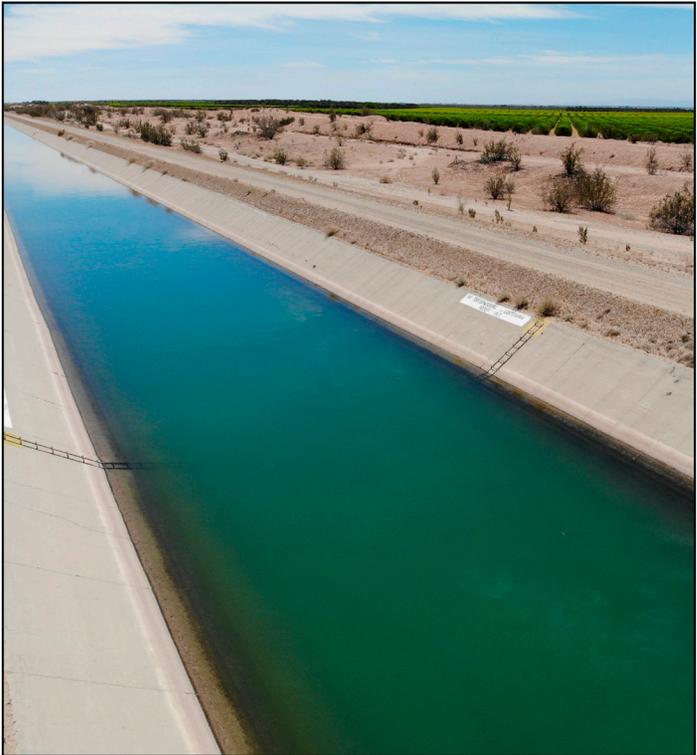
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

 <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>

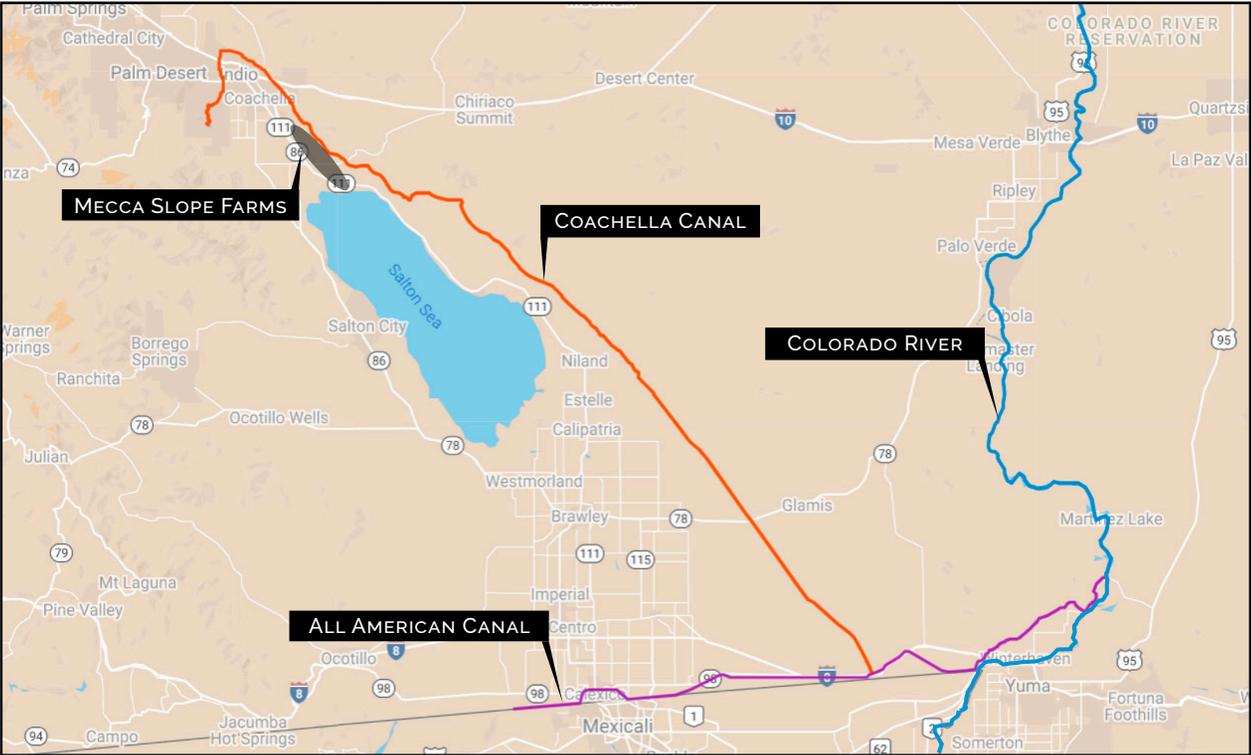
Source: Coachella Valley Water District 2019 Crop Report (most recent)

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



PALM 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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