

Dale Ranch

157.17

Acres M/L

\$3,770,000



PRICE REDUCED!



CURTIS BUONO
760.521.2501
curtis@peoplescompany.com

BOBBY WUERTZ
480.874.4312
bwuertz@landadvisors.com



DALE RANCH | ROW CROP FARM

GROSS ACRES
157.17



FARMABLE ACRES
151.40

This efficiently configured tract has a history of growing vegetable and berry crops. It has one on-site reservoir covering about 1.3 acres and also includes a filter station. The tract's south border abuts the community of Mecca and it benefits from High Density Residential zoning (R-7) and General Plan designation. Adjacent to citrus groves and table grape vineyards.



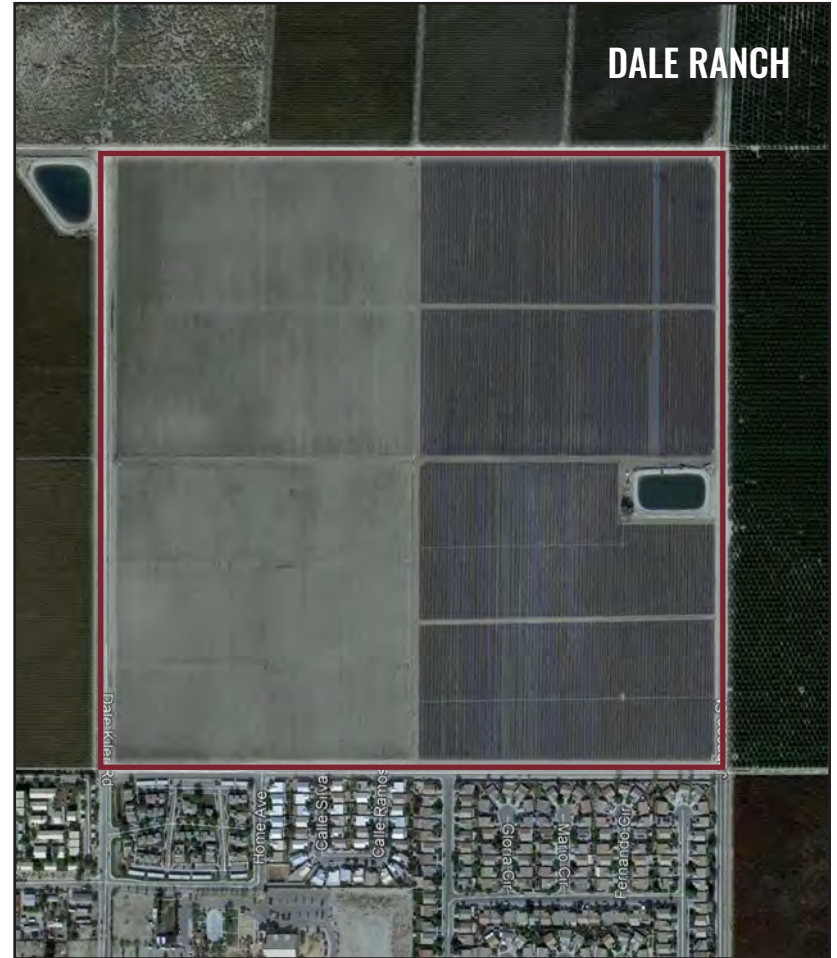
HIGHLIGHTS

- History of vegetable and berry production
- Adjacent to vineyard and citrus farm
- Future optionality provided by high density R-7 zoning and general plan

PROPERTY DETAILS

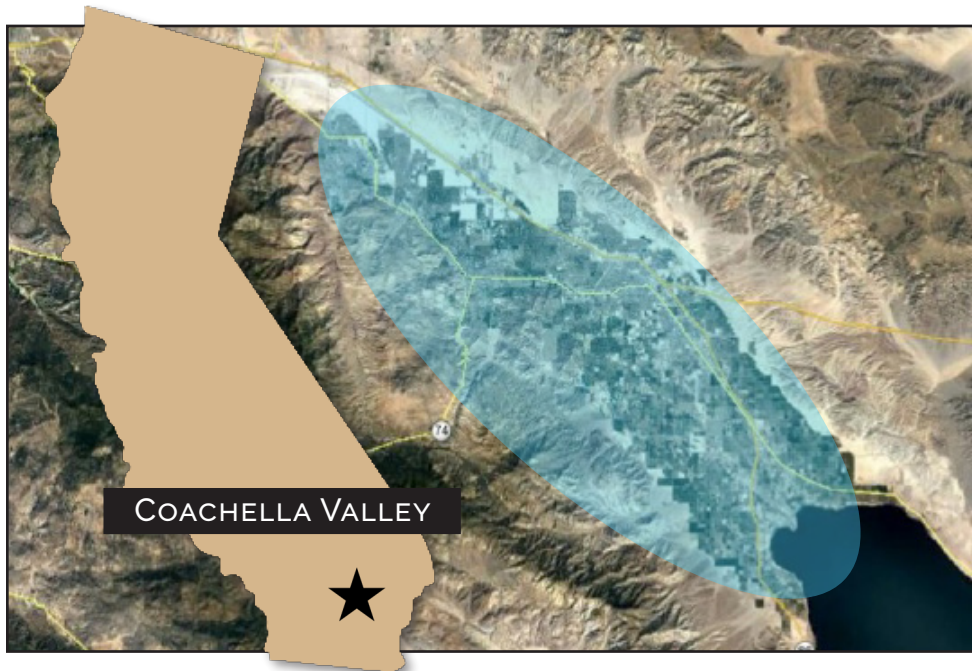
Address	64450 Dale Kiler Rd Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-112-(002, 011, 024, 023)
Water Supply	CVWD Meter: 5001 1 reservoir and 1 filter station
Irrigation System	Underground drip irrigation
Frost Protection	None
Estimated Elevation	-160 to -116 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None















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.



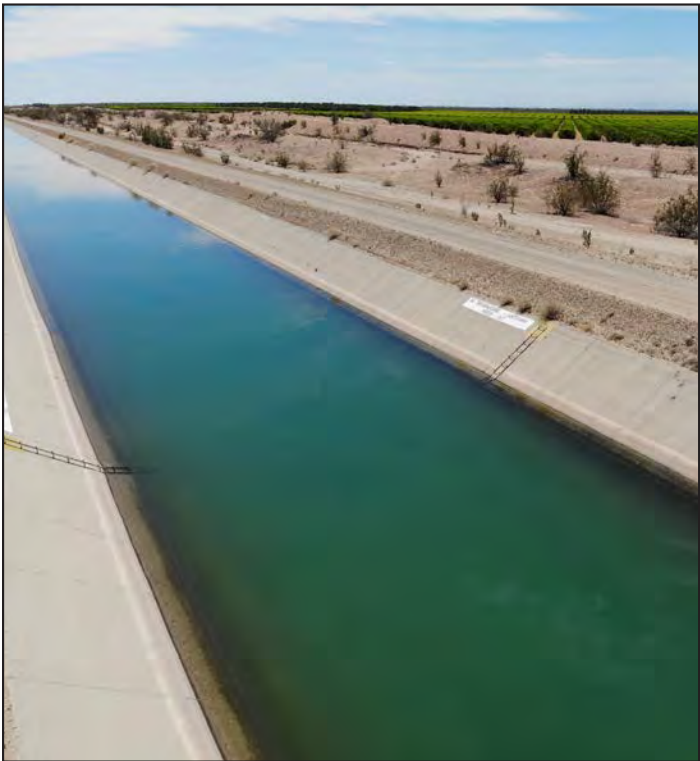
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

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

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

Price

\$3,770,000

\$23,987± PER ACRE



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

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



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

 **Land Advisors[®]**
ORGANIZATION
4900 N. Scottsdale Road, Suite 3000
Scottsdale, AZ 85251
CA DRE #1225173