

**TABLE GRAPE VINEYARD  
& PLANTABLE LAND**

**160.00± ACRES**

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# EUCLID RANCH | TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
160.00	72.80	149.05

This table grape vineyard is comprised of sought-after Autumn Crisp grapes and also includes Sable Seedless plantings. A portion of the Autumn Crisp vineyard is under shade cover. The older vineyard blocks were recently removed and about half of the farmable acreage is available for new plantings. Site improvements include a reservoir covering about 1.5 acres and a fenced-in staging yard.

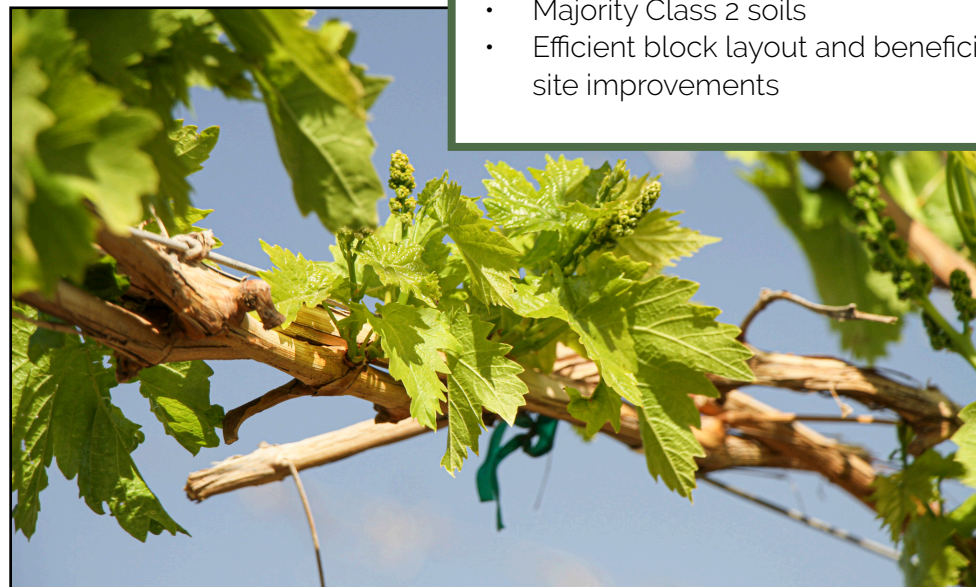


## HIGHLIGHTS

- Desirable table grape varieties
- Majority Class 2 soils
- Efficient block layout and beneficial site improvements

## PROPERTY DETAILS

Address	66th Ave at Euclid Ave Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-113-(003-006)
Water Supply	CVWD Meter: 3444 1 reservoir
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Estimated Elevation	-144 to -116 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	Older home and barn



BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
7	Sable Seedless	Freedom	9.27	2017	6x12	605
8	Sable Seedless	Freedom	8.72	2017	6x12	605
9	Sable Seedless	Freedom	9.09	2017	6x12	605
10	Sable Seedless	Freedom	8.56	2017	6x12	605
11-18	Open	Trellis, Some Drip	76.25	N/A	N/A	N/A
19	Autumn Crisp	Freedom	8.60	2017	6x12	605
20	Autumn Crisp	Freedom	9.28	2017	6x12	605
21	Autumn Crisp	Freedom	9.28	2017	6x12	605
22	Autumn Crisp	Freedom	10.00	2017	6x12	605
TOTAL			149.05			



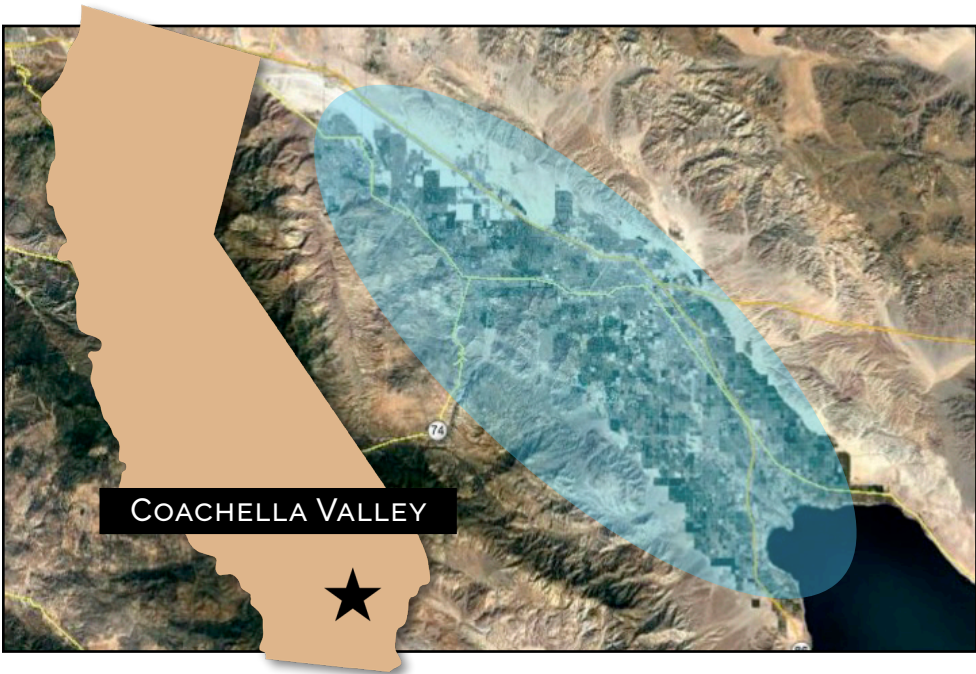
MECCA SLOPE FARMS



EUCLID RANCH

# 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.



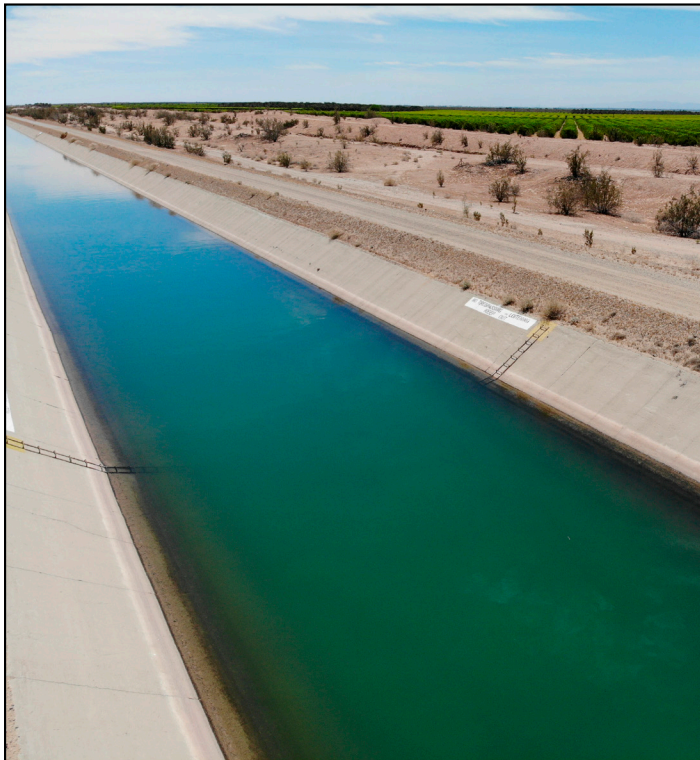
## TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

 <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.



MECCA SLOPE FARMS



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# TERMS

## Property Tours

By Appointment Only

**DO NOT ENTER PROPERTY**

## Asset Availability

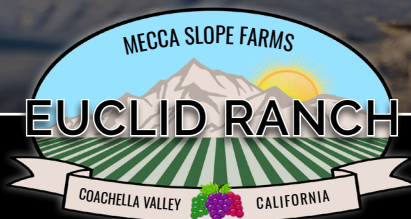
Additional Mecca Slope tracts available.

Contact Broker for more information.

## Crop Availability

Seller to Retain

Any 2021 Crops



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