

**TABLE GRAPE VINEYARD
& PLANTABLE LAND**

138.99± ACRES



BOBBY WUERTZ
480.874.4312
bwuertz@landadvisors.com

CURTIS BUONO
760.521.2501
curtis@peoplescompany.com



GARFIELD RANCH | TABLE GRAPE VINEYARD & PLANTABLE LAND

GROSS ACRES	VINEYARD ACRES	FARMABLE ACRES
138.99	69.80	125.33

This table grape farm is well situated in an early area of the Mecca Slope. With producing Valley Pearl and Scarlet Royal varieties and recently retired blocks that are ready for replanting or conversion to other crops, this farm offers many options. A portion of the Valley Pearl vineyard is under an experimental shade cover to further improve fruit quality and timing. Water is supplied by CVWD and stored in one reservoir covering approximately 2.0 acres.



HIGHLIGHTS

- Excellent early location nearly 200 feet above the Salton Sea
- Producing vineyard with desirable varieties
- Plantable land available to new development

PROPERTY DETAILS

Address	66th Ave at Garfield St Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-232-006
Water Supply	CVWD Meter: 4941 1 reservoir and 1 filter station
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Elevation	-64 to -8 Feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	Older shed

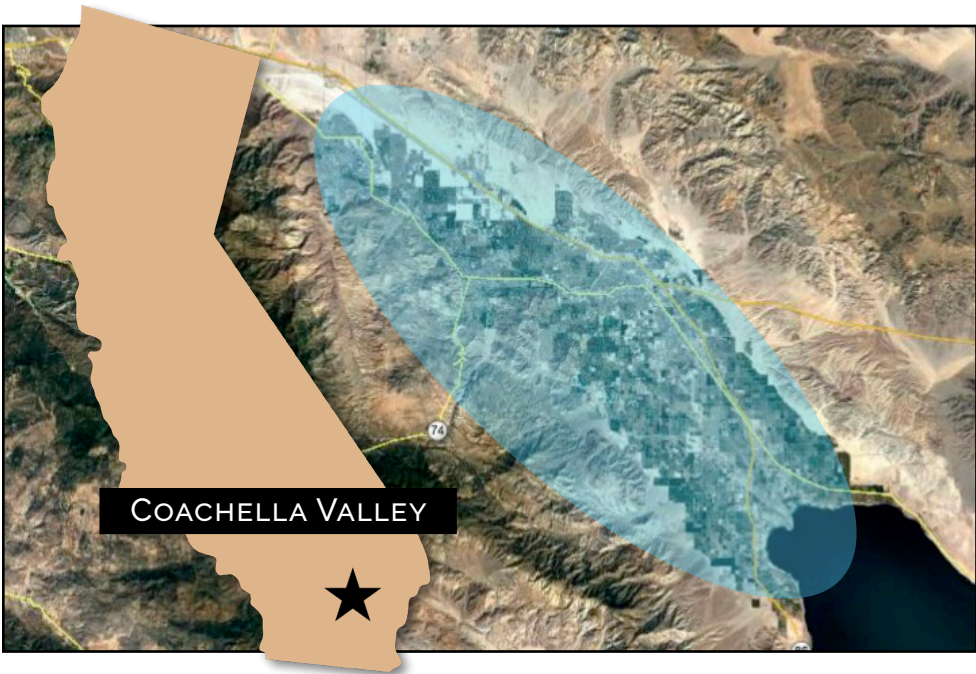


BLOCK	VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	VINES/ACRE
1	Valley Pearl	Own	9.17	2014	6x12	605
2	Valley Pearl	Own	8.63	2014	6x12	605
3	Valley Pearl	Own	7.97	2014	6x12	605
4	Valley Pearl	Own	7.67	2014	6x12	605
5-12	Open	N/A	55.53	N/A	N/A	N/A
13	Scarlet Royal	Own	8.91	2011	6x12	605
14	Scarlet Royal	Own	9.06	2011	6x12	605
15	Scarlet Royal	Own	9.46	2011	6x12	605
16	Scarlet Royal	Own	8.93	2011	6x12	605
TOTAL			125.33			



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.



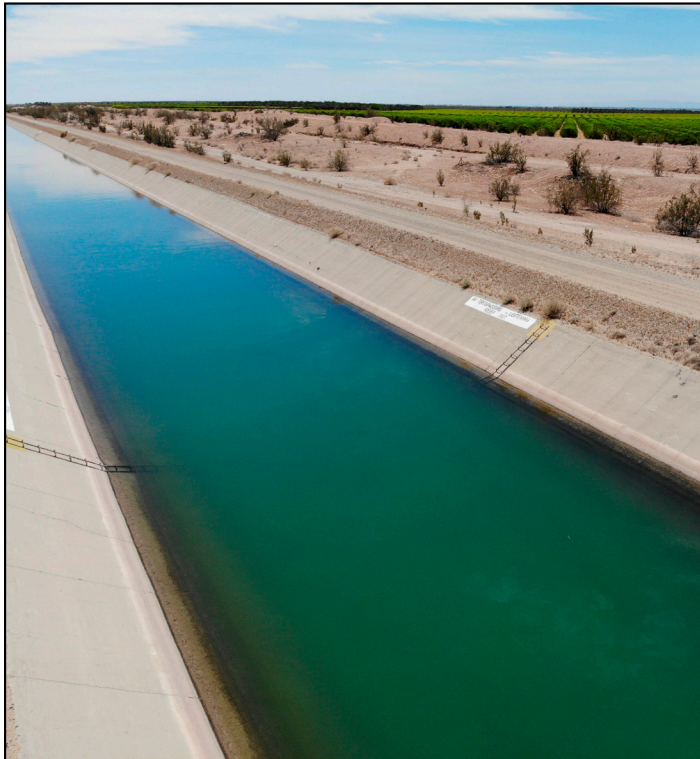
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

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



GARFIELD RANCH

TERMS

Property Tours

By Appointment Only

DO NOT ENTER PROPERTY

Asset Availability

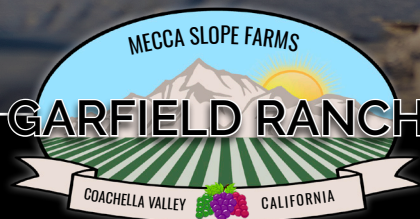
Additional Mecca Slope tracts available.

Contact Broker for more information.

Crop Availability

Seller to Retain

Any 2021 Crops



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

BOBBY WUERTZ

480.874.4312

bwuertz@landadvisors.com

CA DRE #01994603

CURTIS BUONO

760.521.2501

curtis@peoplescompany.com

CA DRE #01894905



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

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