

**ROW CROP FARM**

**102.71± ACRES**

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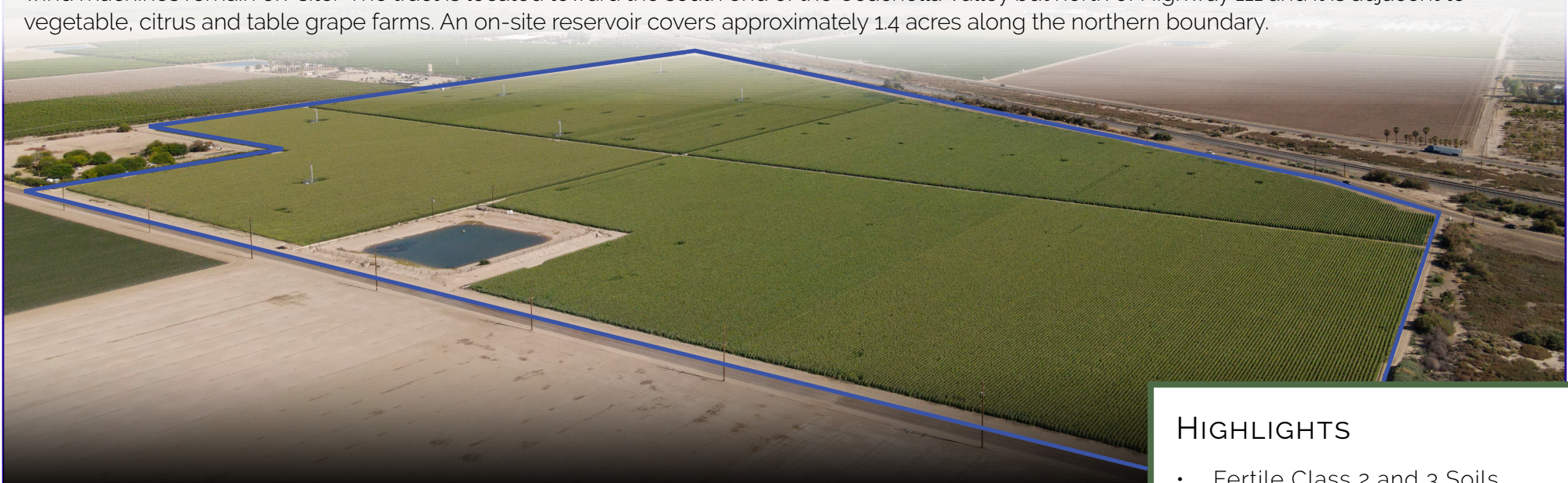
# HAMMOND RANCH | ROW CROP FARM

GROSS ACRES  
102.71



FARMABLE ACRES  
100.00

This efficient tract of cropland is currently farmed to vegetables. It was previously a citrus grove for many years and six propane-powered wind machines remain on-site. The tract is located toward the south end of the Coachella Valley but north of Highway 111 and it is adjacent to vegetable, citrus and table grape farms. An on-site reservoir covers approximately 1.4 acres along the northern boundary.



## HIGHLIGHTS

- Fertile Class 2 and 3 Soils
- Includes 6 propane-fueled wind machines
- Ag Preserve contract limits property taxes

## PROPERTY DETAILS

Address	Hammond Rd at Grant St Mecca, CA 92254
Growing Region	Coachella Valley - South Mecca Slope
Riverside County APN	729-050-005
Water Supply	CVWD Meter: 3459 1 reservoir and 1 filter station
Irrigation System	Underground drip irrigation
Frost Protection	Six wind machines
Elevation	-188 to -176 feet
Ag Preserve	Yes, Coachella Valley No. 67 Map No. 315
Opportunity Zone	Yes, Census Tract 456.04
Structures	None



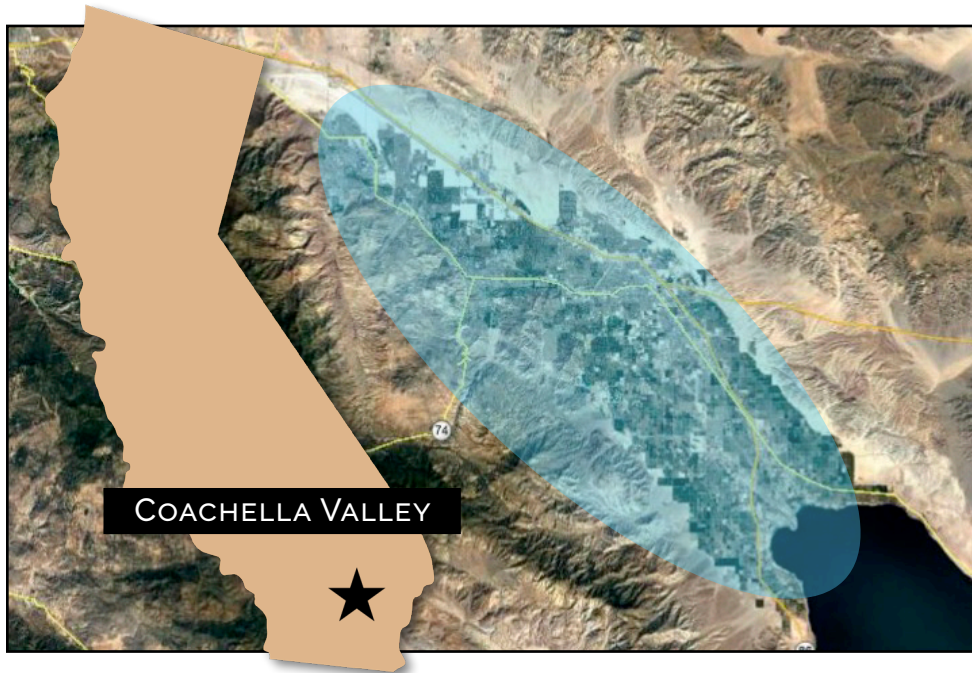















# COACHELLA VALLEY OVERVIEW

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 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

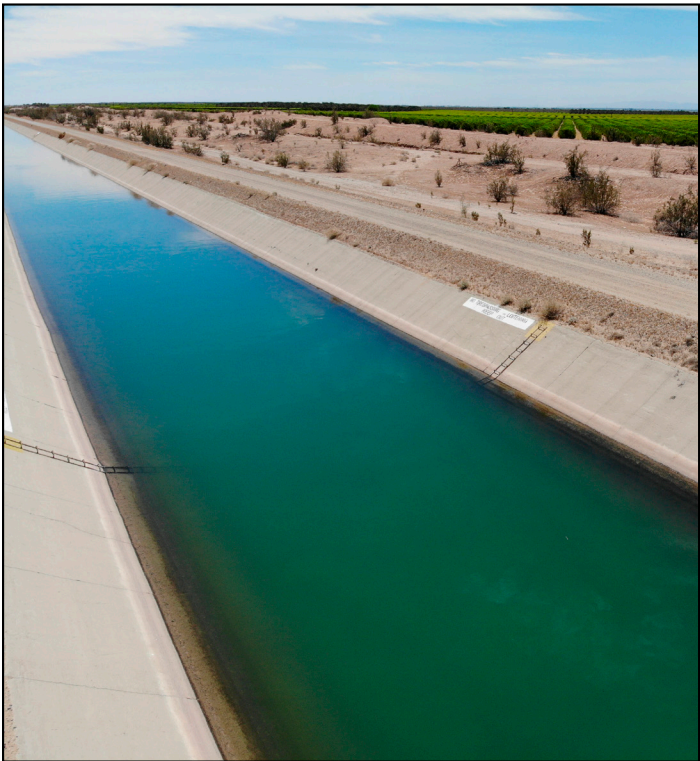
 <p><b>1. Dates</b>                      Value: \$93,737,102                      Bearing Ac: 8,769                      Non-Bearing AC: 1,678                      Total Acres: 10,447</p>	 <p><b>6. Carrots</b>                      Value: \$31,279,896                      Bearing Ac: 4,495            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



HAMMOND 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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