

ROW CROP FARM

162.43± ACRES



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BEACH RANCH | ROW CROP FARM

GROSS ACRES
162.43



FARMABLE ACRES
152.43

Historically a citrus and table grape ranch, this fertile farmland along the Salton Sea has been converted to vegetable production in recent years. With excellent regional access via Highway 111, C-P-S (Scenic Highway Commercial) zoning along the northern boundary, and a location between vegetable, grape, citrus and date farms, this tract offers growers many options for future use. Ample water is available through CVWD and the farm has one reservoir covering approximately 2.0 acres and also has a filter station.



PROPERTY DETAILS

Address	Highway 111 SE of Cleveland St Mecca, CA 92254
Growing Region	Coachella Valley - North Shore
Riverside County APN	725-100-(007, 011, 012) 725-110-(003, 006, 007)
Water Supply	CVWD Meter: 3404 1 reservoir and 1 filter station
Irrigation System	Underground drip irrigation
Frost Protection	None
Elevation	-220 to -192 feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None

HIGHLIGHTS

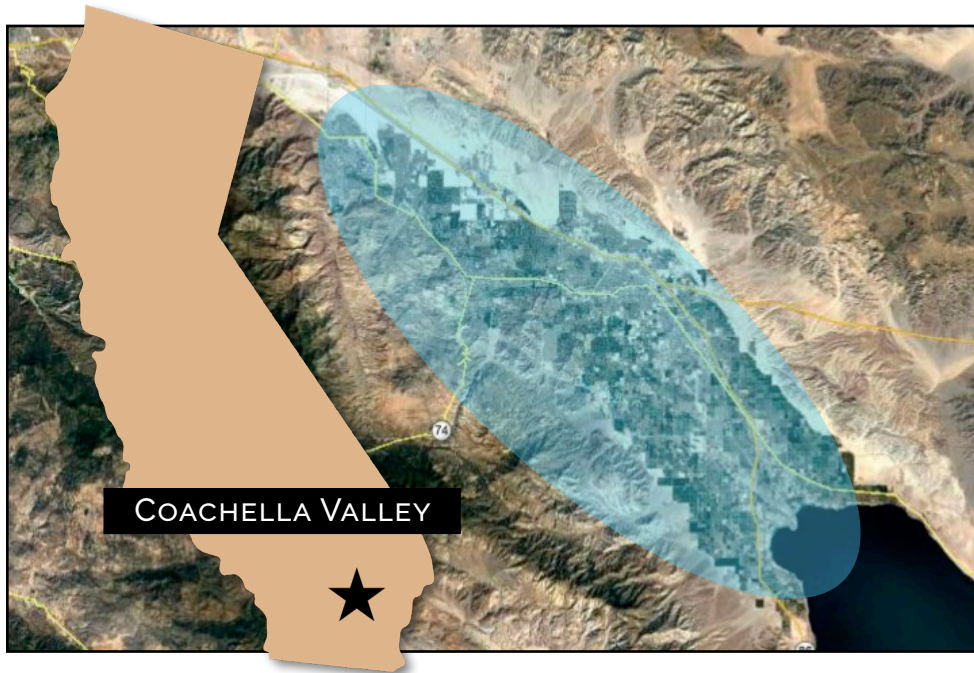
- Fertile farmland in an area conducive to all major Coachella Valley crops
- Excellent location with convenient highway access and sea frontage
- Future optionality enhanced by C-P-S zoning















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.



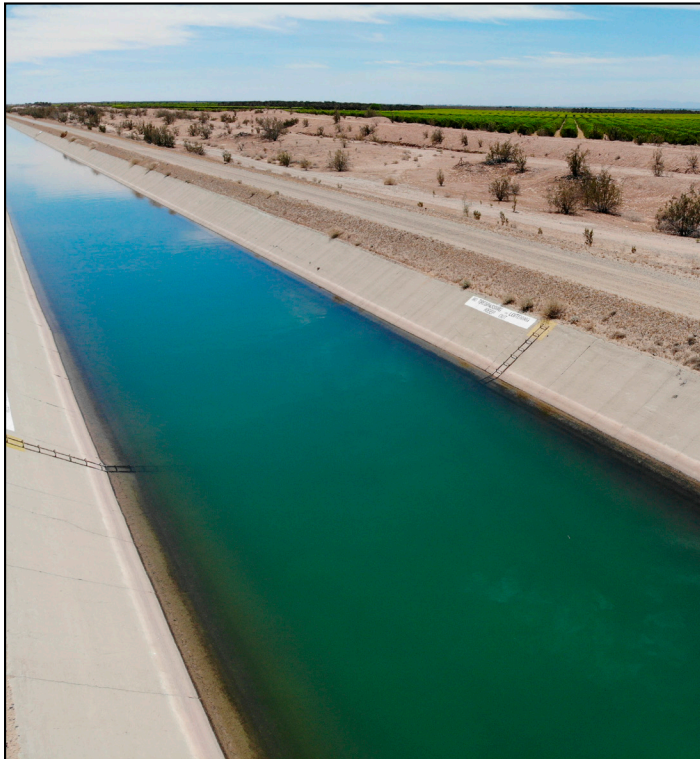
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

 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



BEACH RANCH

TERMS

Property Tours

By Appointment Only

DO NOT ENTER PROPERTY

Asset Availability

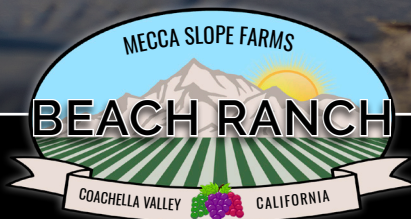
Additional Mecca Slope tracts available.

Contact Broker for more information.

Crop Availability

Seller to Retain

Any 2021 Crops



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