

Beach Ranch

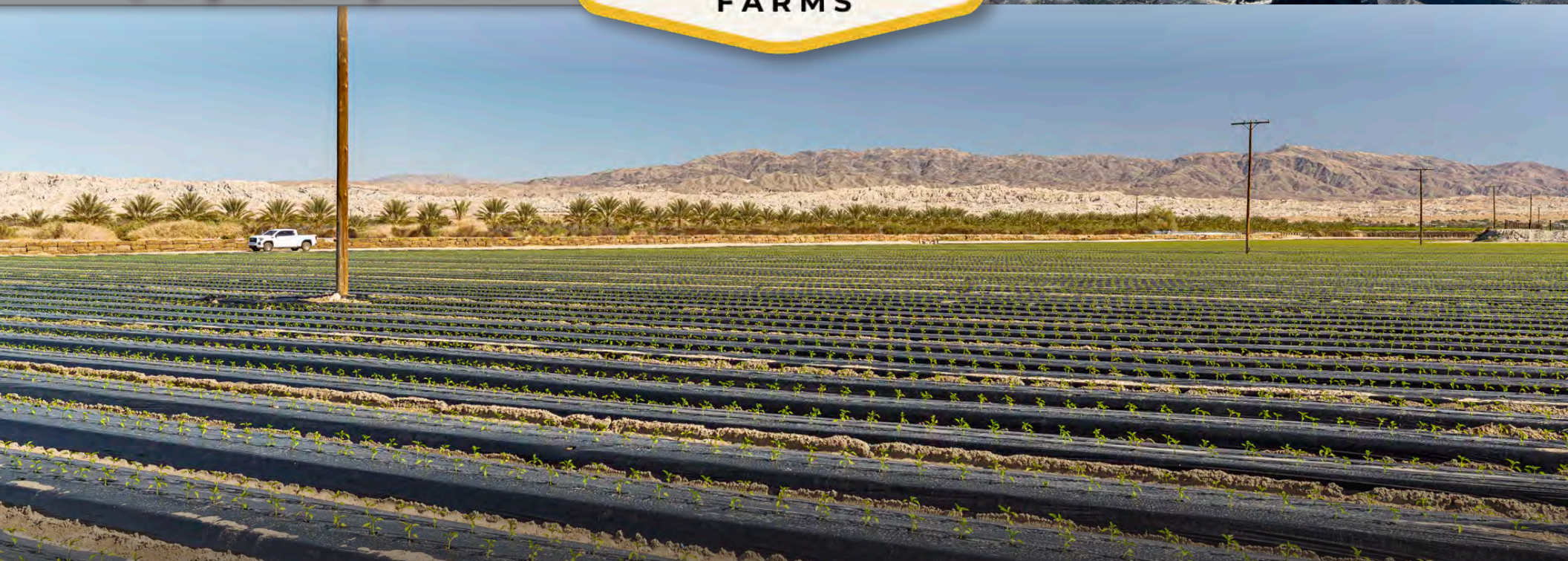
162.43

Acres M/L

\$3,650,000



PRICE REDUCED!



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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 is leased to a local vegetable grower.



## 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

## PROPERTY DETAILS

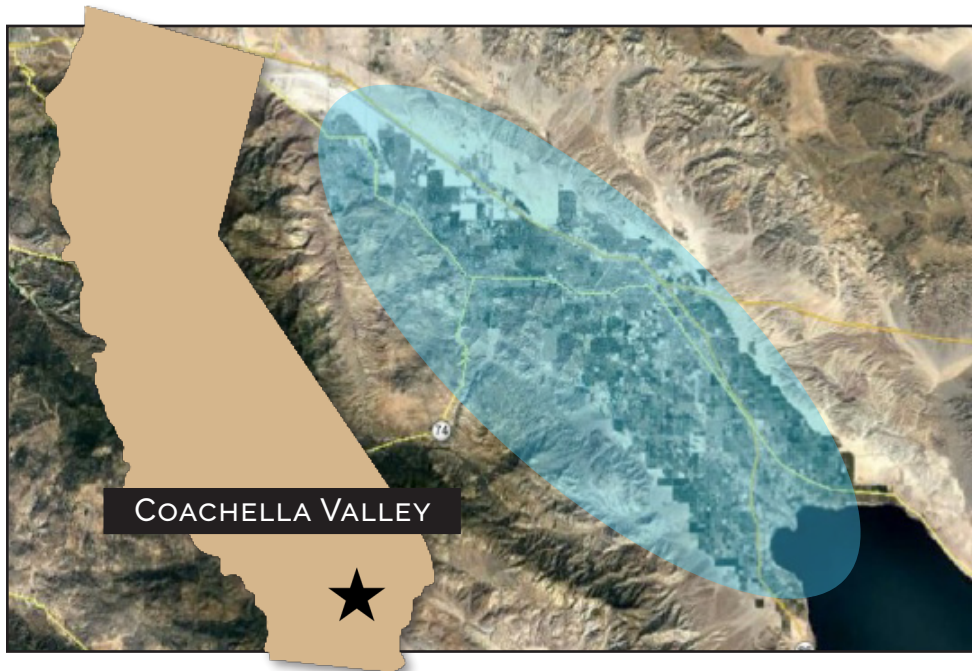
|                      |  |
|----------------------|--|
| Address              | Highway 111 SE of Cleveland St<br>Mecca, CA 92254    |
| Growing Region       | Coachella Valley - North Shore                       |
| Riverside County APN | 725-100-(007, 011, 012)<br>725-110-(003, 006, 007)   |
| Water Supply         | CVWD Meter: 3404<br>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   |





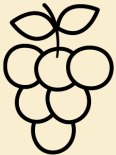









# COACHELLA VALLEY OVERVIEW

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.



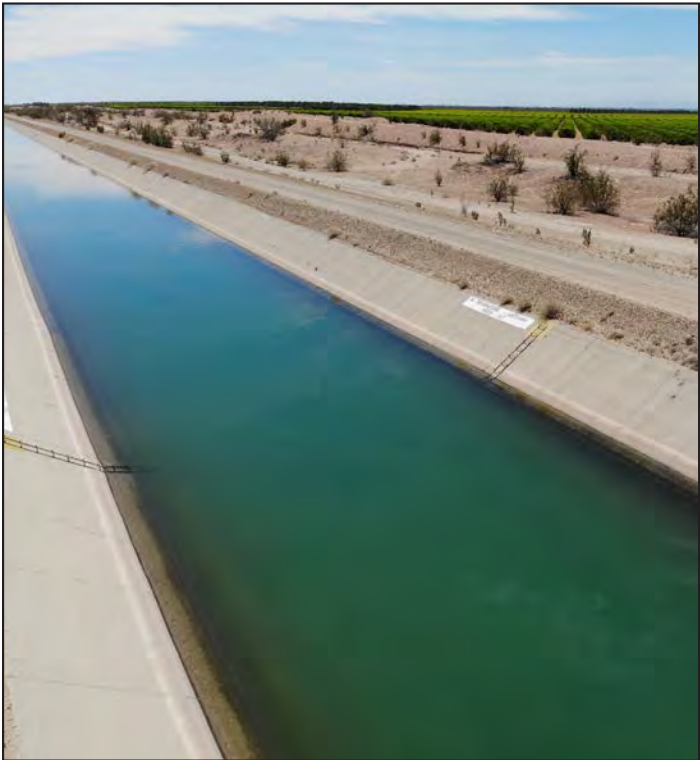
## TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

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

\$3,650,000

**\$22,471± PER ACRE**



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