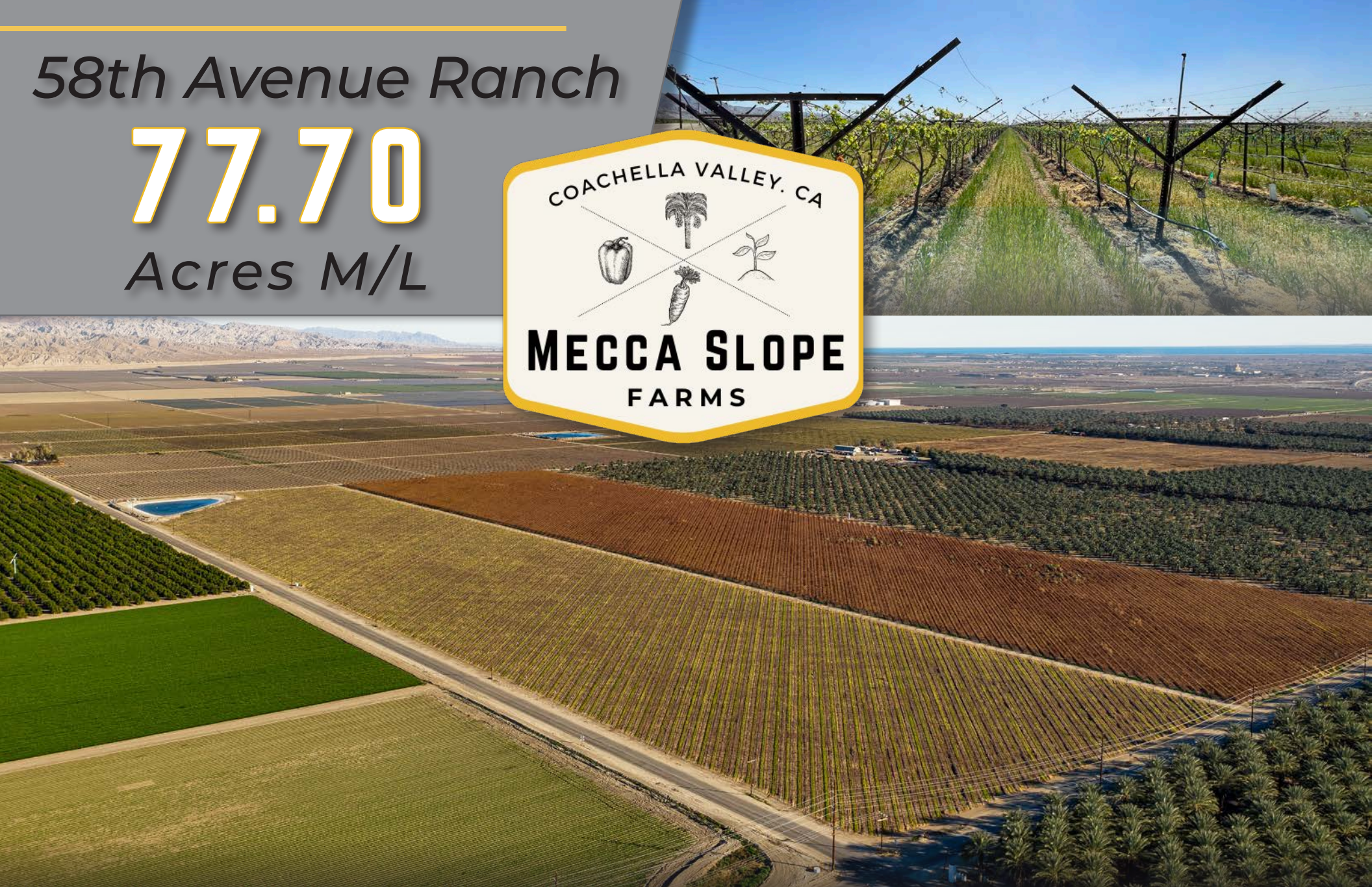


58th Avenue Ranch

**77.70**

Acres M/L



CURTIS BUONO  
760.521.2501  
curtis@peoplescompany.com

BOBBY WUERTZ  
480.874.4312  
bwuertz@landadvisors.com





# 58TH AVENUE RANCH

## FORMER VINEYARD & PLANTABLE LAND

GROSS ACRES

77.70



FARMABLE ACRES

68.90

This tract is a former table grape vineyard that is available for new plantings. It has some vineyard infrastructure in place that can be re-purposed and it is adjacent to high value crops including vegetables, dates, citrus, and other vineyards with desirable varieties. Soils are 100% Class 2 sandy loams. One reservoir and filter station is included in the northeast corner of the tract.



### HIGHLIGHTS

- Adjacent to numerous high-value crop plantings
- Open trellised land available for new plantings
- Excellent soils profile for 100% Class 2 sandy loams

### PROPERTY DETAILS

Address	83001 58th Ave Thermal, CA 92274
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	757-240-001
Water Supply	CVWD Meter: 1371 1 reservoir and filter station
Irrigation System	Drip lines
Frost Protection	Overhead sprinklers
Estimated Elevation	-124 to -100 Feet
Ag Preserve	Yes, Coachella Valley No. 9 Map No 120
Opportunity Zone	Yes, Census Tract 456.04
Structures	None



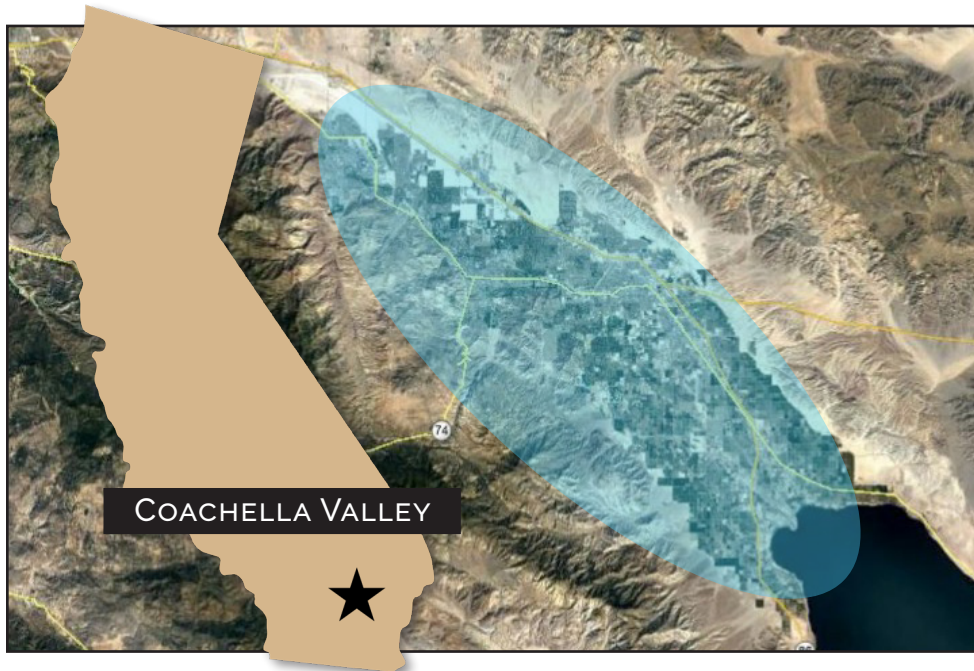






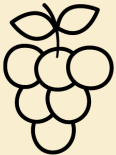









# COACHELLA VALLEY OVERVIEW

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

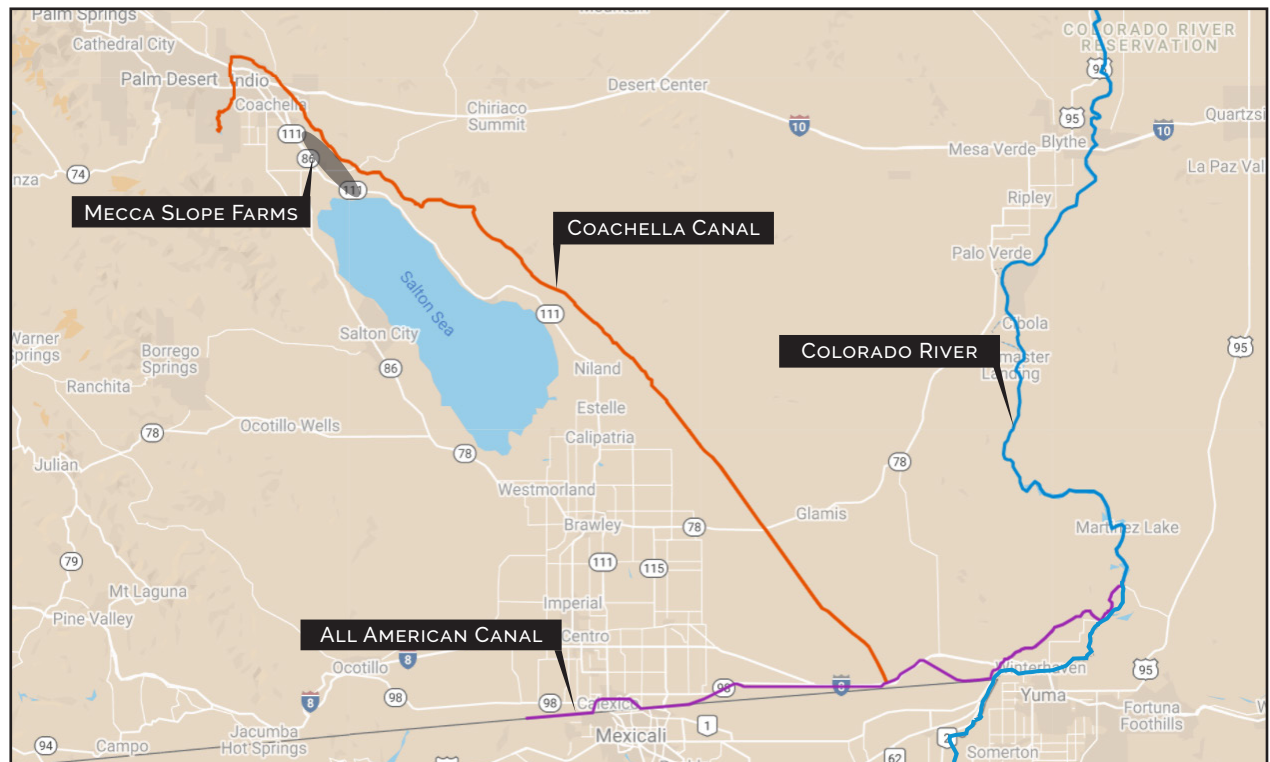
 <b>1. Dates</b> Value: \$83,151,200 Total Acres: 9,449	 <b>6. Lettuce</b> Value: \$31,635,000 Total Acres: 3,515
 <b>2. Grapes</b> Value: \$73,946,598 Total Acres: 5,511	 <b>7. Carrots</b> Value: \$25,812,969 Total Acres: 4,111
 <b>3. Golf Course Turf</b> Value: \$67,770,000 Total Acres: 6,024	 <b>8. Cauliflower</b> Value: \$17,225,981 Total Acres: 1,873
 <b>4. Bell Peppers</b> Value: \$67,213,800 Total Acres: 3,688	 <b>9. Orange-Tangerine</b> Value: \$15,593,760 Total Acres: 1,176
 <b>5. Lemon-Lime</b> Value: \$39,557,140 Total Acres: 4,789	 <b>10. Turf Grass</b> Value: \$13,758,750 Total Acres: 1,223

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**



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

**CURTIS BUONO**

760.521.2501

curtis@peoplescompany.com

CA DRE #01894905



**BOBBY WUERTZ**

480.874.4312

bwuertz@landadvisors.com

CA DRE #01994603



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