

SEA FRONT

69.45± ACRES


RANCH

Coachella Valley, California

ROW CROP FARM

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PROPERTY OVERVIEW



Row Crop Farm

Sea Front Ranch is located at the southeastern reach of the Coachella Valley's Mecca Slope region, a sought-after area with a unique climate that allows it to produce some of the earliest crops in California. This farm is supplied with affordable water from Coachella Valley Water District (CVWD) and has excellent infrastructure in place for high value row crop production or development to permanent plantings. It also offers frontage along Highway 111 and is under a Williamson Act contract, which allows for significant property tax savings due to the property's agricultural use.

LOCATION	70TH AVENUE 0.5 MILES EAST OF CLEVELAND ST. MECCA, CA 92254
GROWING REGION	COACHELLA VALLEY MECCA SLOPE
APN	725-100-(008, 009)
ASSESSOR ACRES	69.45
EST. ELEVATION	-188 to -156
AG PRESERVE	YES. COACHELLA VALLEY NO. 19
ZONING	A-1-10 (NORTH APN) C-P-S (SOUTH APN) (RIVERSIDE COUNTY)
OPPORTUNITY ZONE	YES. CENSUS TRACT 456.12



Sea Front Ranch

FARMING DETAILS

This high-quality row crop farm is currently farmed by a tenant who is growing peppers. Current rents are \$1,200 per acre. One district meter supplies affordable CVWD irrigation water via a reservoir, filter station and a system of mainlines that are efficiently configured for drip irrigation. The farm was a citrus grove for many years prior to being redeveloped for high value vegetable crops and it is surrounded on three sides by permanent plantings that include citrus, date and vineyard uses.



Sea Front Ranch

WATER DETAILS



Coachella Valley Water District (CVWD)

CVWD serves the majority of the Valley's irrigation water needs. CVWD water is delivered from the Colorado River via the 123 mile Coachella Canal and distributed through CVWD's underground delivery system.

According to representatives of CVWD, the District operates at an under-run relative to its maximum allocation and deposits unused water into the Valley's aquifers, providing a buffer that will reportedly allow CVWD to continue supplying ag users with sufficient water even if California experiences a reductions in Colorado River supplies. Prospective buyers should investigate directly with CVWD.

WATER SUPPLY

CVWD METER NO. 2734
1 RESERVOIR & FILTER STATION

IRRIGATION SYSTEM

DRIP



Sea Front Ranch

SOILS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CLASS
CdC	Carsitas gravelly sand, 0-9% slopes	25.07	36.46	4
MaB	Myoma fine sand, wet, 0-5% slopes	23.05	33.52	3
McB	Myoma fine sand, wet, 0-5% slopes	18.74	27.25	3
W	Water	1.58	2.3	-
CrA	Coachella fine sand, wet, 0-2% slopes	0.32	0.47	3
TOTALS*		68.76	100%	
*Soil map sizes provided by MapRight and may vary from survey or assessor acreages.				



Sea Front Ranch

TERMS

PRICE

\$2,200,000

\$31,677/ACRE

PROPERTY TOURS

By Appointment Only

DO NOT ENTER PROPERTY

ASSET AVAILABILITY

Additional Assets Available

INQUIRE WITH BROKER

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