

Mr. Grape 4 Ranch

80.00

Acres M/L



OPEN LAND & CITRUS GROVE



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GROSS ACRES	CITRUS ACRES	FARMABLE ACRES
80.00	39.00	72.20

This parcel was recently fully planted to permanent crops; however, the vineyard was recently removed and a mature citrus grove is planted on the southern half of the property. A reservoir and filter station is located in the northeast corner of the parcel, which receives ample CVWD water with two dedicated meters. The citrus plantings could continue to be farmed or the property could be redeveloped as it is in an area with numerous high-value crops such as other citrus, leafy greens, and table grapes.



HIGHLIGHTS

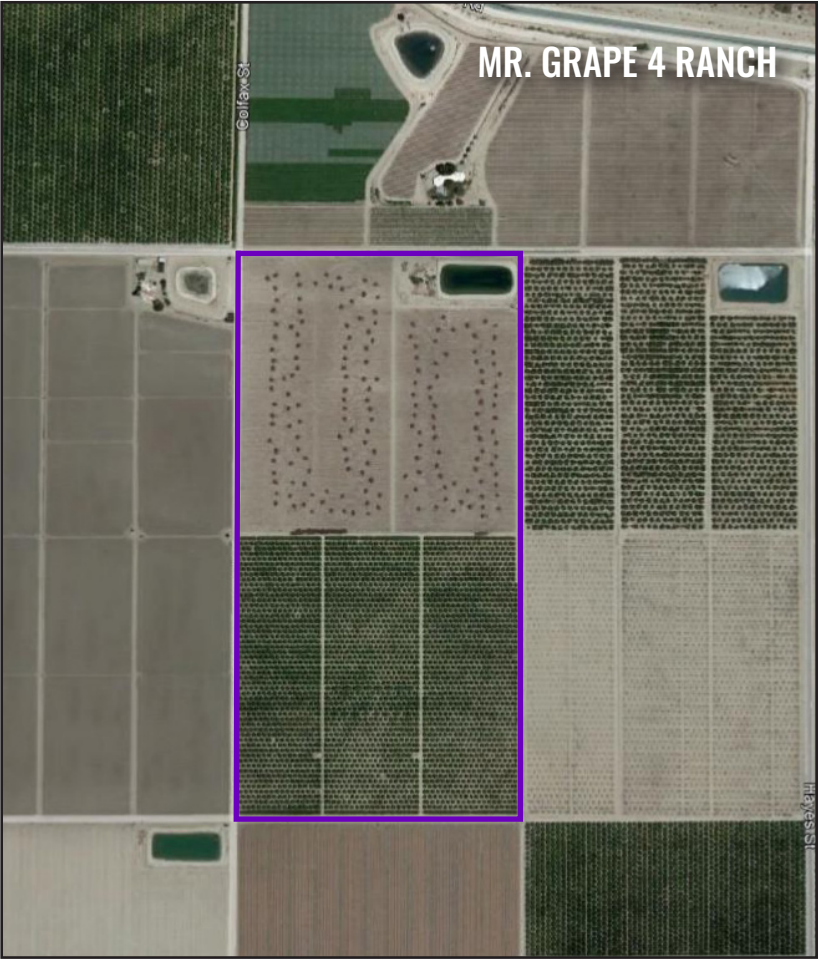
- Includes mature permanent citrus grove
- High elevation adjacent to high value crops
- On-site reservoir and filter station

PROPERTY DETAILS

Address	93601 64th Ave Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	727-231-004
Water Supply	CVWD Meters 7167 & 7168 1 reservoir and filter station
Irrigation System	Drip irrigation
Frost Protection	2 wind machines on southern 40 acres
Elevation	-60 to +16 Feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None

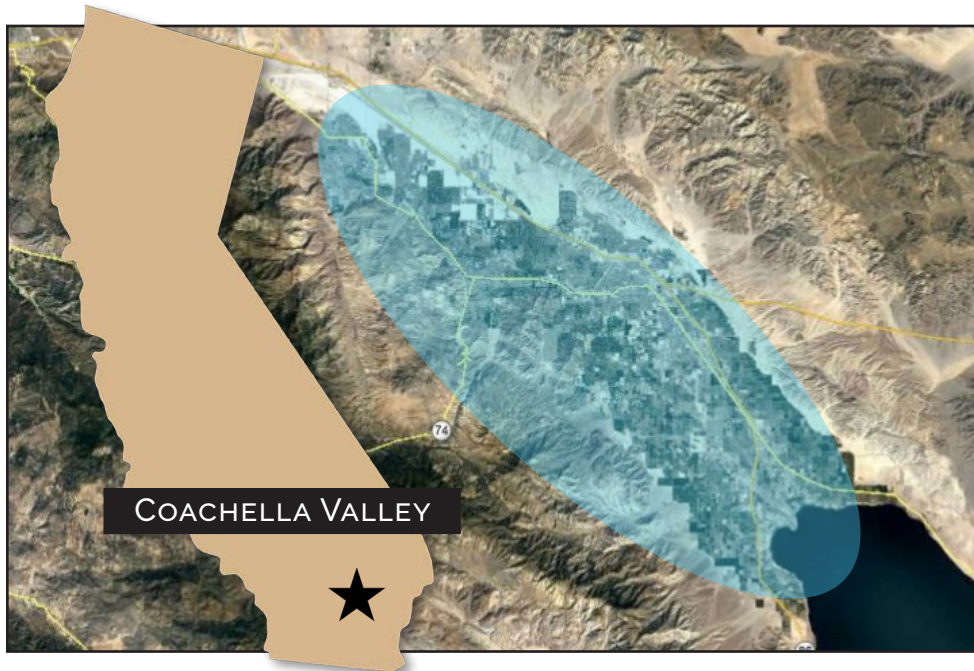


VARIETY	ROOTSTOCK	NET ACRES	YEAR	SPACING	TREES/ACRE
Minneola	Mac	32.00	2001	24 x 24	78
Royal Mandarin	Volk	7.00	2001	24 x 24	80
TOTAL		39.00			



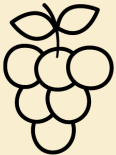









COACHELLA VALLEY OVERVIEW

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.



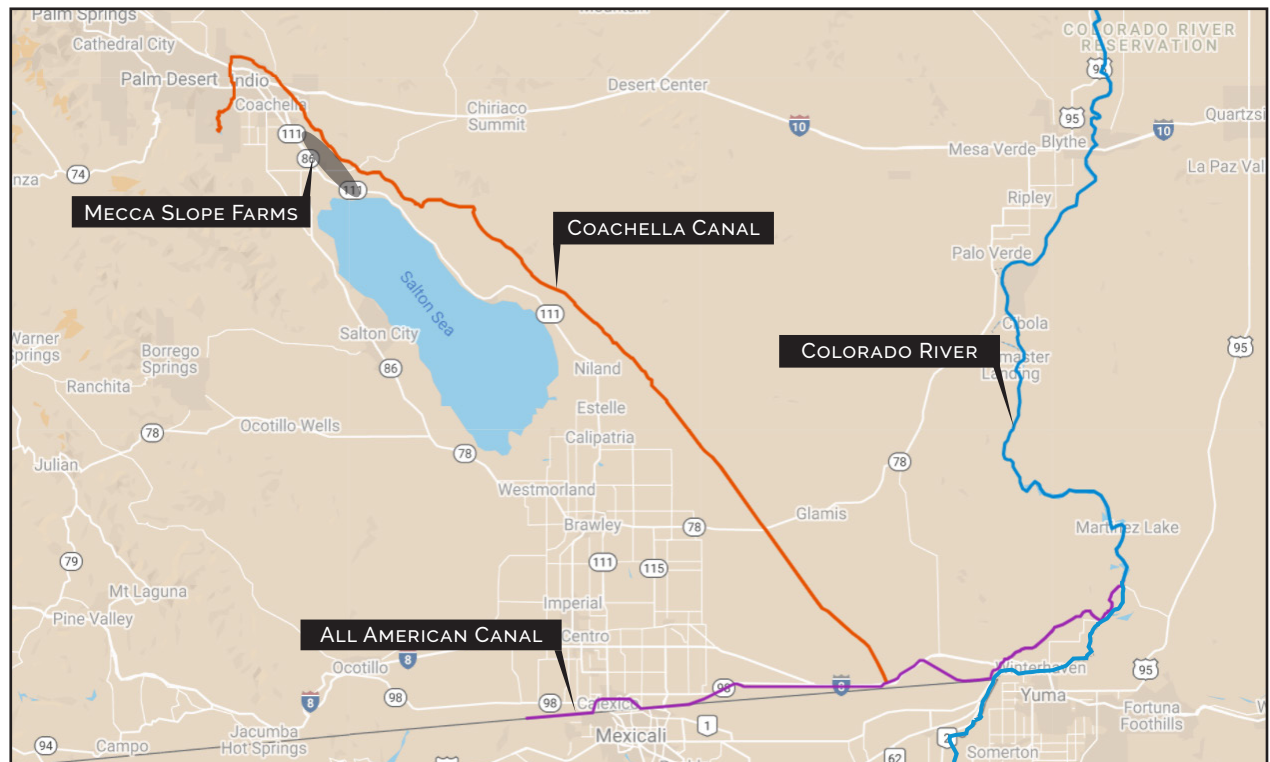
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

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



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