

MECCA SLOPE, COACHELLA VALLEY

# LINCOLN RANCH

81.00± ACRE ROW CROP FARM



**CURTIS BUONO**

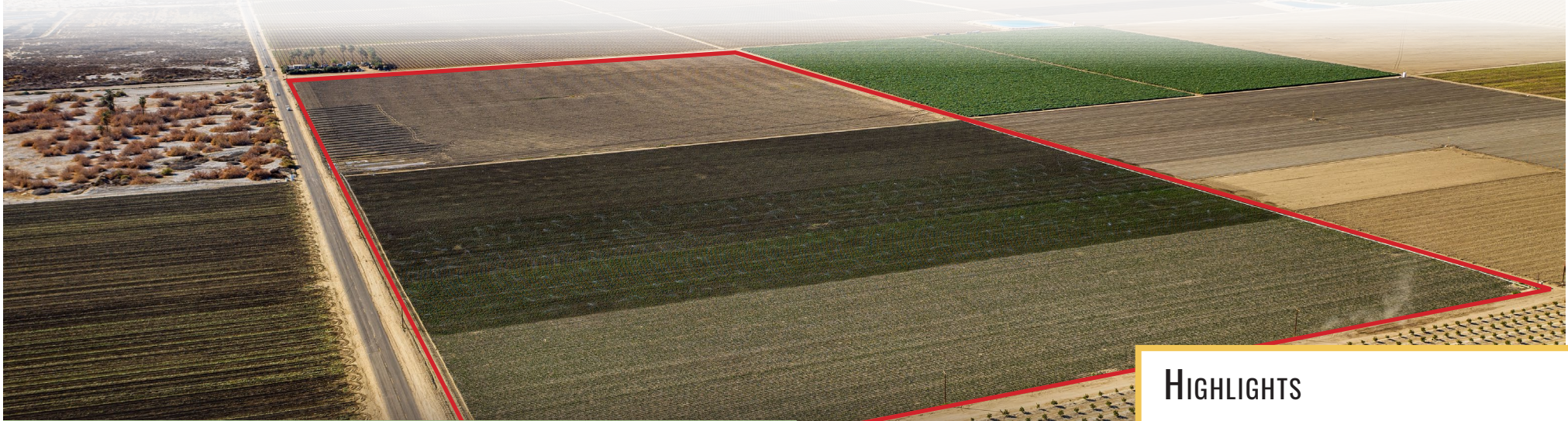
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# LINCOLN RANCH | ROW CROP FARM

This row crop farm benefits from mostly Class 2 sandy loam soils and an efficient layout with a greater percentage of farmable land than is typical for Coachella Valley tracts. An existing Ag Preserve contract limits property taxes based upon agricultural use rather than market value, reducing ownership costs for the foreseeable future. The farm is situated among row crop, vineyard and citrus grove uses.



## PROPERTY DETAILS

<b>Address</b>	91666 62nd Ave Mecca, CA 92254
<b>Growing Region</b>	Coachella Valley - Mecca Slope
<b>Riverside County APN</b>	717-280-008
<b>Gross Acres</b>	81.00 Acres (per Survey)
<b>Net Acres</b>	76.00 Acres (per Owner)
<b>Water Supply</b>	CVWD Meter: 9043
<b>Irrigation System</b>	Solid-set irrigation
<b>Drainage System</b>	Tile drainage in place
<b>Frost Protection</b>	None.
<b>Estimated Elevation</b>	-140 to -112 Feet
<b>Ag Preserve</b>	Yes, Coachella Valley No. 10 Map No. 121
<b>Opportunity Zone</b>	Yes, Census Tract 456.04
<b>Structures</b>	None

## HIGHLIGHTS

- Fertile cropland with majority Class 2 soils
- Efficient tract with very limited unusable acreage
- Ag Preserve contract limits property taxes



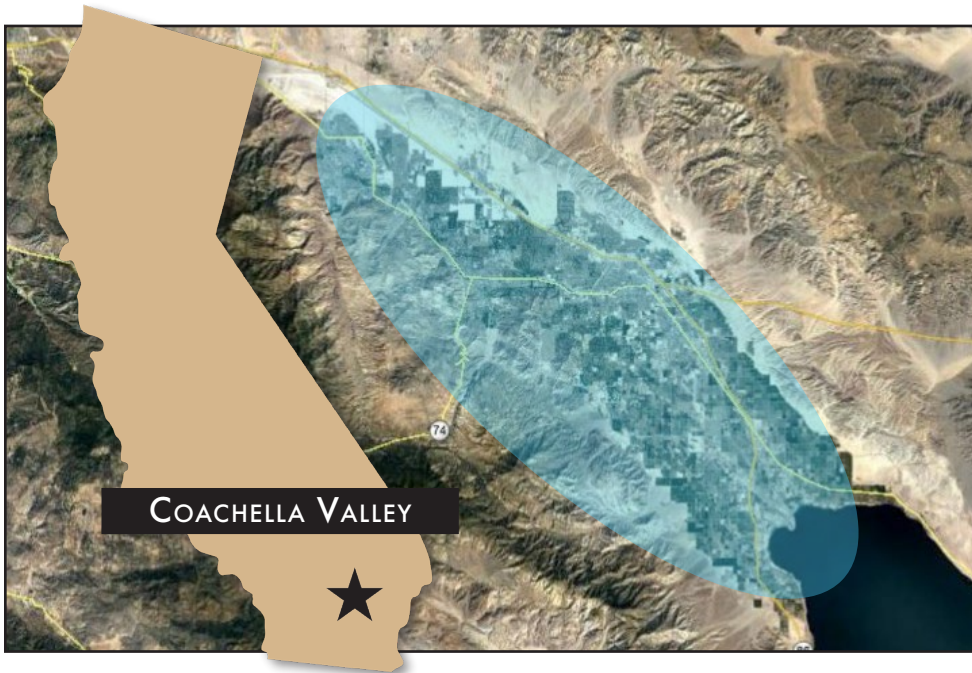
















# COACHELLA VALLEY OVERVIEW

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

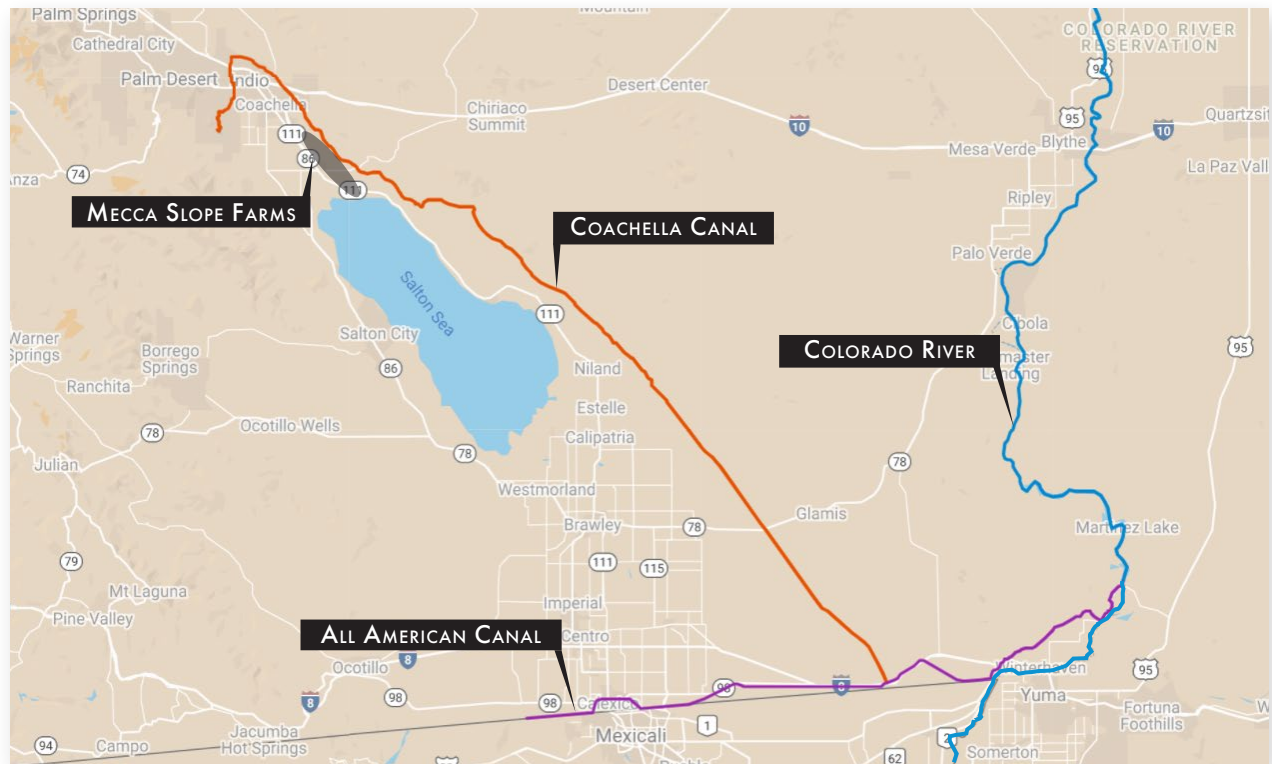
 <p><b>1. Dates</b> Value: \$83,151,200 Total Acres: 9,449</p>	 <p><b>6. Lettuce</b> Value: \$31,635,000 Total Acres: 3,515</p>
 <p><b>2. Grapes</b> Value: \$73,946,598 Total Acres: 5,511</p>	 <p><b>7. Carrots</b> Value: \$25,812,969 Total Acres: 4,111</p>
 <p><b>3. Golf Course Turf</b> Value: \$67,770,000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

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## Price

\$1,900,000  
**\$23,457± PER ACRE**

## Property Tours

By Appointment Only  
**DO NOT ENTER PROPERTY**

## Asset Availability

Additional Assets Available  
**INQUIRE WITH BROKER**



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