

MECCA SLOPE, COACHELLA VALLEY

# HAMMOND RANCH

102.71± ACRE ROW CROP FARM





# HAMMOND RANCH | ROW CROP FARM

This efficient tract of cropland is currently farmed to vegetables and was previously a citrus grove for many years. The tract is located toward the south end of the Coachella Valley but north of Highway 111 and it is adjacent to vegetable, citrus and table grape farms. An on-site reservoir covers approximately 1.4 acres along the northern boundary. Property is leased to a vegetable grower at a strong rate.



## PROPERTY DETAILS

Address	Hammond Rd at Grant St Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	729-050-005
Gross Acres	102.71 Acres (per Survey)
Net Acres	100.00 Acres (per Owner)
Water Supply	CVWD Meter: 3459 1 reservoir and filter system
Irrigation System	Underground drip irrigation
Drainage System	Tile drainage in place
Frost Protection	None. Wind machines removed in 2023
Estimated Elevation	-188 to -176 Feet
Ag Preserve	Yes, Coachella Valley No. 67 Map No. 315
Opportunity Zone	Yes, Census Tract 456.04
Structures	None

## HIGHLIGHTS

- Fertile Class 2 and 3 soils
- Adjacent to vegetables and permanent plantings
- Ag Preserve contract limits property taxes



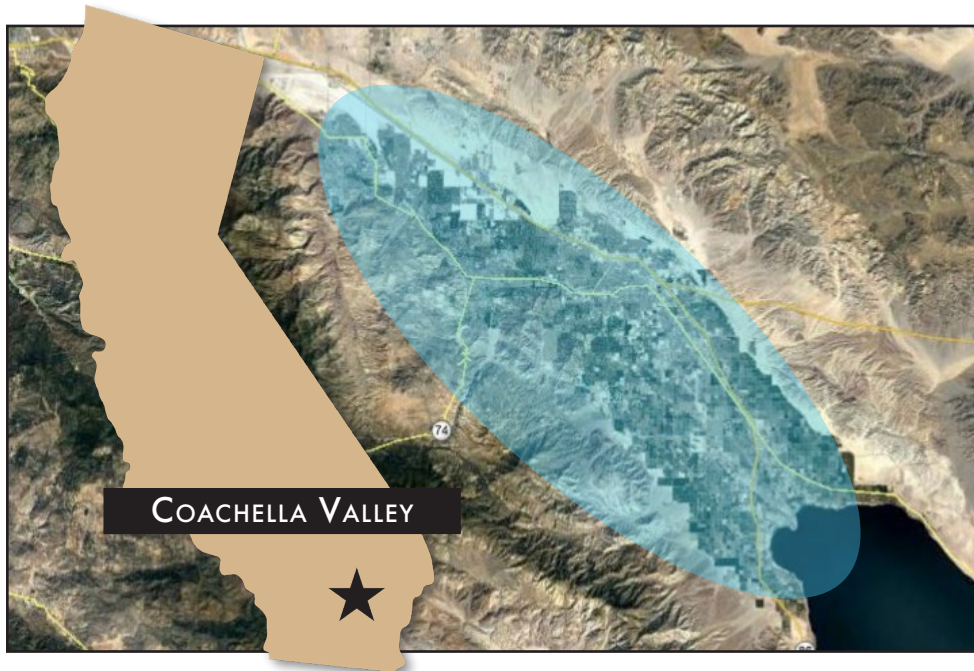










# COACHELLA VALLEY OVERVIEW

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

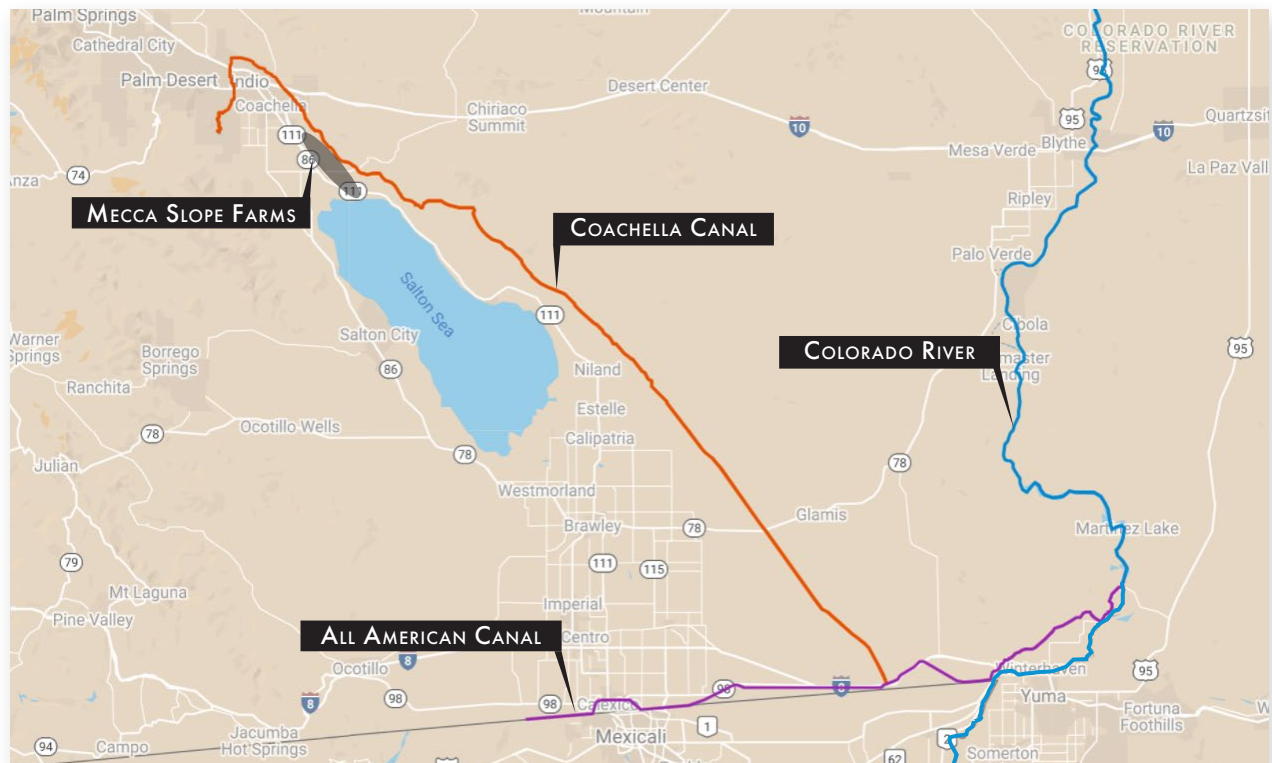
 <b>1. Dates</b> Value: \$83,151,200 Total Acres: 9,449	 <b>6. Lettuce</b> Value: \$31,635,000 Total Acres: 3,515
 <b>2. Grapes</b> Value: \$73,946,598 Total Acres: 5,511	 <b>7. Carrots</b> Value: \$25,812,969 Total Acres: 4,111
 <b>3. Golf Course Turf</b> Value: \$67,770,000 Total Acres: 6,024	 <b>8. 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

## Price

\$2,460,000  
**\$23,951± PER ACRE**

## Property Tours

By Appointment Only  
**DO NOT ENTER PROPERTY**

## Asset Availability

Additional Assets Available  
**INQUIRE WITH BROKER**



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