

MECCA SLOPE, COACHELLA VALLEY

# MR. GRAPE 4 RANCH

80.00± ACRE ROW CROP FARM



# MR. GRAPE 4 RANCH | ROW CROP FARM

This parcel was recently fully planted to permanent crops; however, the vineyard and citrus plantings were recently removed. A reservoir and filter station is located in the northeast corner of the parcel, which receives ample CVWD water via two dedicated meters. The property is in an area of numerous high-value crops including citrus, leafy greens, and table grapes. The northern 40 acres is leased at a strong rate.

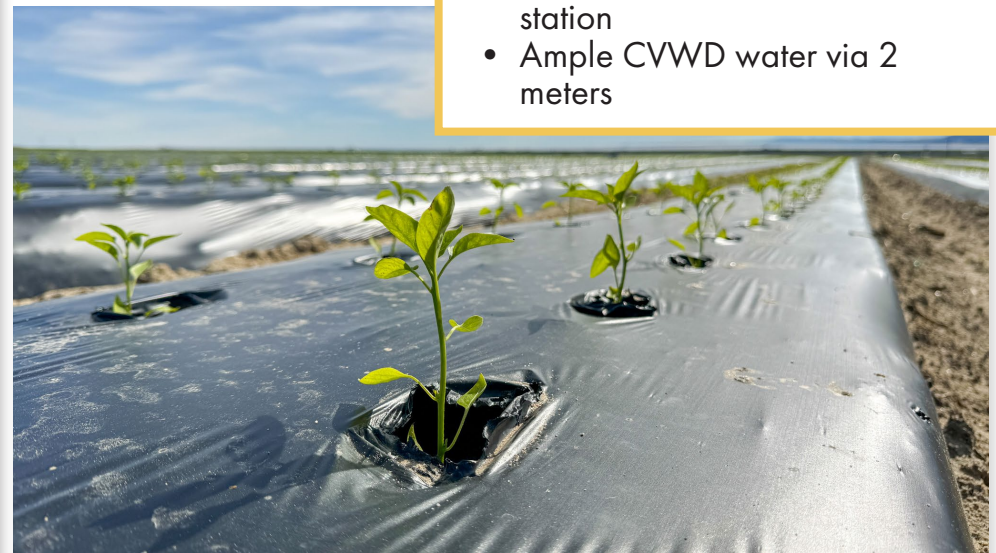


## PROPERTY DETAILS

<b>Address</b>	93601 64th Ave Mecca, CA 92254
<b>Growing Region</b>	Coachella Valley - Mecca Slope
<b>Riverside County APN</b>	727-231-004
<b>Gross Acres</b>	80.00 Acres (per Survey)
<b>Net Acres</b>	72.20 Acres (per Owner)
<b>Water Supply</b>	CVWD Meter: 7167 & 7168 1 reservoir and filter system
<b>Irrigation System</b>	Drip irrigation
<b>Frost Protection</b>	None
<b>Estimated Elevation</b>	-60 to +16 Feet
<b>Ag Preserve</b>	No
<b>Opportunity Zone</b>	Yes, Census Tract 456.04
<b>Structures</b>	None

## HIGHLIGHTS

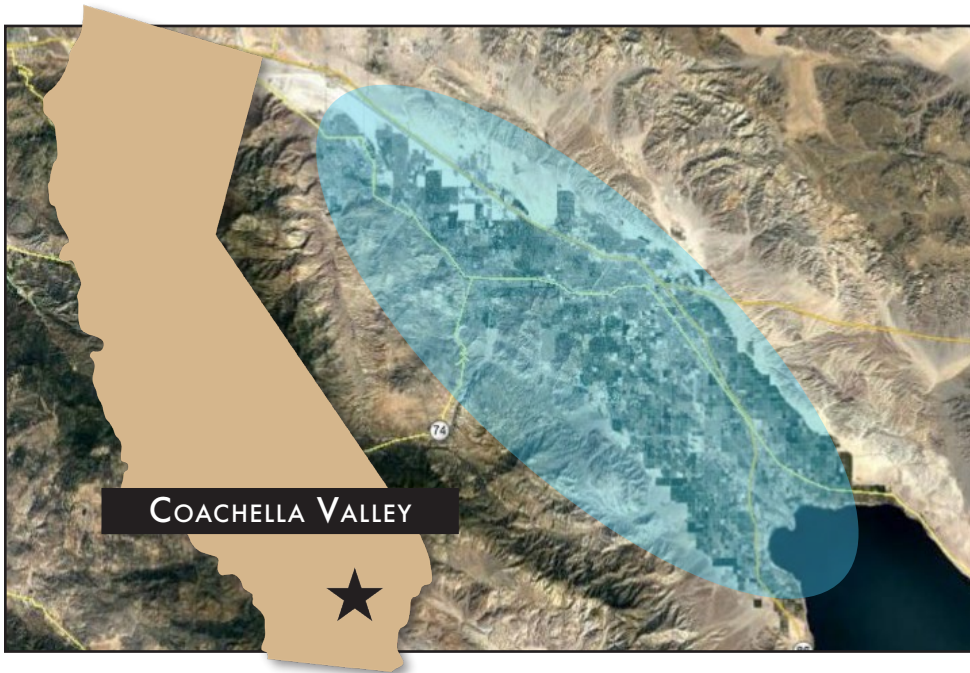
- High elevation adjacent to high value crops
- On-site reservoir and filter station
- Ample CVWD water via 2 meters





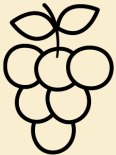









# COACHELLA VALLEY OVERVIEW

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.



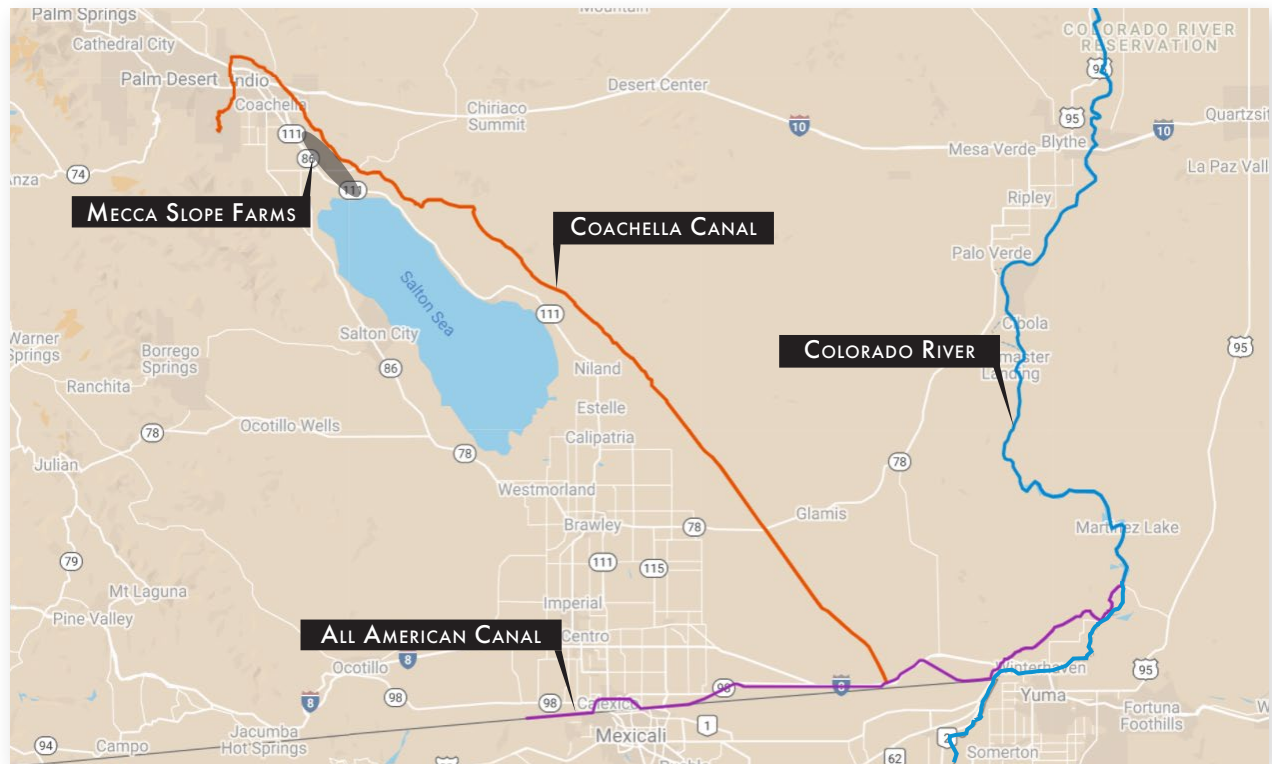
## TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

 <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

## Price

\$2,040,000  
**\$25,500± PER ACRE**

## Property Tours

By Appointment Only  
**DO NOT ENTER PROPERTY**

## Asset Availability

Additional Assets Available  
**INQUIRE WITH BROKER**



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