80 ACRES MR. GRAPE 4 RANCH

THERMAL, CA



SEC AVENUE 64 & COLFAX ST, THERMAL, CA

FEATURES

- Warm early farmground high on the Mecca Slope
- 40 acres planted to citrus and 40 acres open ground
- Reservoir and filter station
- Drip irrigation
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,920,000 (\$24,000/AC)



VICINITY MAP





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AERIAL & SITE AMENITIES





SITE AMENITIES

• Location: Property is located at the southeast corner of Colfax St & Avenue 64 in Mecca, CA.

Parcel Size: ±80 acresAPN: 727-231-004

Zoning: W-2 (Controlled Development)
(Click here for RivCo Zoning Ordinance)

General Plan: AgricultureAgricultural Preserve: No

Utilities: Water: 12" line in Johnson St & Avenue 65

Irrigation Water: Yes; Meter #7168 Sewer: 8" line in Donovan Cir

■ Tile Drains: No

■ **Soils Type:** CsA (Coachella fine sandy loam, 0 to 2 percent slopes); CdC (Carsitas gravelly sand, 0 to 9 percent slopes); CpA (Coachella fine sand, 0 to 2 percent slopes); GbA (Gilman fine sandy loam, 0 to 2 percent slopes); W (Water)

■ **Reservoir:** Yes

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of the property.

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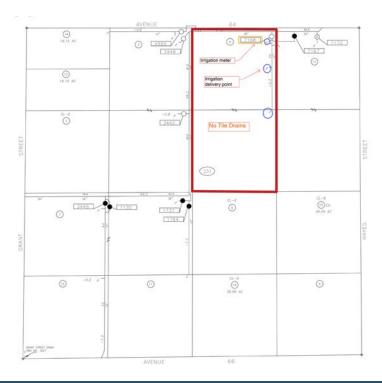
IRRIGATION & SOILS MAPS



SOILS MAP



IRRIGATION MAP



80 ACRES MR. GRAPE 4 RANCH PROPERTY PHOTOS



