



KOREK LAND COMPANY, INC.

***GREAT INVESTMENT /
FAMILY ENTERTAINMENT!***

**486 Acres with Clubhouse, Guest Quarters,
Fishing & Bird Hunting
Mecca/Salton Sea; Riverside County, CA**

- LOCATION:** Only ~15 miles SE of La Quinta and 8 miles south of the Jacqueline Cochran Regional Airport, in the Mecca/Salton Sea area of Riverside County 92254. A quick flight from Los Angeles/Orange County or a ~two-hour drive. Heading south on Lincoln Avenue from 66th Avenue, you enter the property through a private gate. The NE corner of the property is 72nd and Lincoln Avenues; NW corner is 72nd Avenue and Buchanan Street; SW corner is 74th Avenue and Buchanan Street. Adjacent to the Whitewater River. Quiet, peaceful, relaxing; you can duck, dove, quail hunt in shirt sleeves. **Call Larry at 310-919-7803 to arrange a tour.**
- ASSETS:** An electric gate at the Lincoln/72nd Avenue entrance; other manual gates providing access to Buchanan Street. The subject is improved with an ~8,800 SF clubhouse/owner/guest quarters built sometime in the 1980s. There are three recreational fishing ponds, various duck ponds, three water wells with electric pumps, a caretaker's facility, overflow sleeping facilities and storage sheds all served by dirt roads.
- APN/SIZE:** The Fee Simple Property consists of APN's 729-150-001 thru 007 and APN 729-150-019 = ~486 acres. [Click Here](#) for APN's, sizes and location. The Property Owner also has an expired Leasehold Interest in APN 729-150-020, which is adjacent to the southeast corner of the ~486 acres. The Lease is with the Coachella Valley Water District at the rate of about \$1.00 per year.
- TOPO:** Gentle terrain; drains SE toward the Salton Sea. Ideal for off-road vehicles, skeet and trap shooting or just some target practice. Equine boarding and riding is a natural.
- PONDS:** 15 to 20 various size ponds have been developed. Two are presently flooded in the SW corner for duck hunting during the season, the owner decides when to flood the other ponds. When dry, they may be used for quail and dove hunting during the season. Other birds and wildlife abound which facilitates bird watching. The clubhouse looks over 3 ponds for fishing, small boat use and children's entertainment.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992

ZONING: W1 and W2 zoning (watercourse, watershed) per the County of Riverside. The W2 zoning, the least restrictive, is on the western portion of the property along Buchanan Street, allowing the permanent structures; W1 zoning permits hunting clubs. Additionally, the property is located in the Coachella Valley Stormwater and Delta Conservation area. [Click Here](#) for GIS Report.

A Golf Course, field, tree, bush crops, herb gardening, apiaries along, with grazing of cattle, horses, sheep, goats and similar livestock is also permitted. Solar power plants on 10 or more acres requires a Conditional Use Permit.

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Three wells and booster pump provide water (Coachella Valley Water District), sewer is a septic system, power to the site, and propane for gas. The site lends itself to a self-sustaining-solar-energy field if buyer wishes to pursue it. [Click here](#) for 2022 water report.

STRUCTURES: A lovely ~8,800 SF one story furnished clubhouse facility with a western style BBQ in front, two-bedroom, two bath owner's suite, large living room, dining room, pool table and full kitchen. Four guest bedroom/baths are attached to form a U shape rear patio space with an attached garage. Another eight guest rooms are detached from the Clubhouse, as well as a caretaker's home. All of the structures have air conditioning.

EXTRAS: The sale includes various personal items including two street legal Ford F150 trucks, two utility Jeeps, two off road Jeeps and various other equipment including two tractors, a disk, B-G scraper, an older D3 Caterpillar tractor, two 15' boats, and a canoe with trailer.

MISC: For several decades the owners have used the setting and bird hunting as a business and family retreat: fun, adventure, entertainment and bird watching. Now you, your company, a group of friends and/or bird enthusiasts may have the same enjoyment.

AS-IS: Seller makes no warranties or representations concerning the property or structures. Buyer is to conduct the level of Due Diligence they feel is required to evaluate the purchase. The sale is "AS-IS", "WHERE IS".

PRICE: Asking \$2,980,000. Seller is open to Offers!

CONTACT: Larry D. Lynch – CalDRE 01180573 at larry.lynch@korekland.com or (310) 919-7803.

DISCLAIMER NOTICE TO BUYER
PLEASE READ CAREFULLY!

Upon delivery of any information to any prospective buyer regarding any real property offered for sale ("Property"), by owner of such Property ("Seller") and/or Korek Land Company, Inc. on behalf of Seller ("Korek Land"), buyer hereby acknowledges, consents and agrees, as follows:

1. A binding agreement to buy and sell any Property can only be made by Seller's execution of a formal Purchase and Sale Agreement ("Agreement"). Until such Agreement is executed by Seller, Seller reserves the right, without any prior notice, to change the "asking price," any other proposed terms of sale, or to withdraw the Property from the market. Seller's listing with Korek Land is not an offer to sell the Property. Seller is not bound to accept any offer including a full price offer.
2. Any and all information obtained by Korek Land and provided to any prospective buyer was obtained from sources believed to be reliable; however, neither Seller nor Korek Land make any representations or warranties, express or implied, that any such information provided is complete or accurate. Korek Land and Seller have not independently verified the information provided and have not made and do not make any representations or warranties, either expressed or implied as to the validity, accuracy, usefulness, ownership or completeness of the provided materials. Prospective buyers are required, as a condition of purchasing the Property, to rely solely upon their own independent analysis, investigation and due diligence in making any decisions to purchase the Property. Prospective buyers shall not rely on any information provided by Seller or by Korek Land in making any such decision.
3. Any buyer shall pursue its own independent investigations and perform its own "due diligence" inquiries, investigations and studies regarding all aspects of the Property, including but not limited to suitability for such buyers' purposes, underwriting criteria and values, zoning, entitlements, size, boundaries, encroachments, easements, condition of title, soils and geological conditions, toxic and hazardous materials conditions (see State of California GeoTracker web site), existing laws, ordinances, codes and other applicable governmental regulations that presently impacts and affects the Property, and any pending or possible future revisions thereto. Prospective buyers are advised to retain and consult with their own attorneys, accountants, experts and consultants for such purposes.
4. The Seller makes only those representations and warranties, expressed or implied, as expressly set forth in a fully executed Agreement for the Property. No salesperson, broker or other person has any authority whatsoever to make any representations, warranties or agreements, express or implied, for Seller or Korek Land. If any salesperson, broker or other person has made, or makes in the future, orally or in writing, any representation, warranty of agreement different from or in addition to those expressly set forth in such Agreement, each and all such representations, warranties or agreements are unauthorized and shall be void and of no force or effect.

Possible – Representation of More than One Buyer or Seller – Disclosure and Consent (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual brokers or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

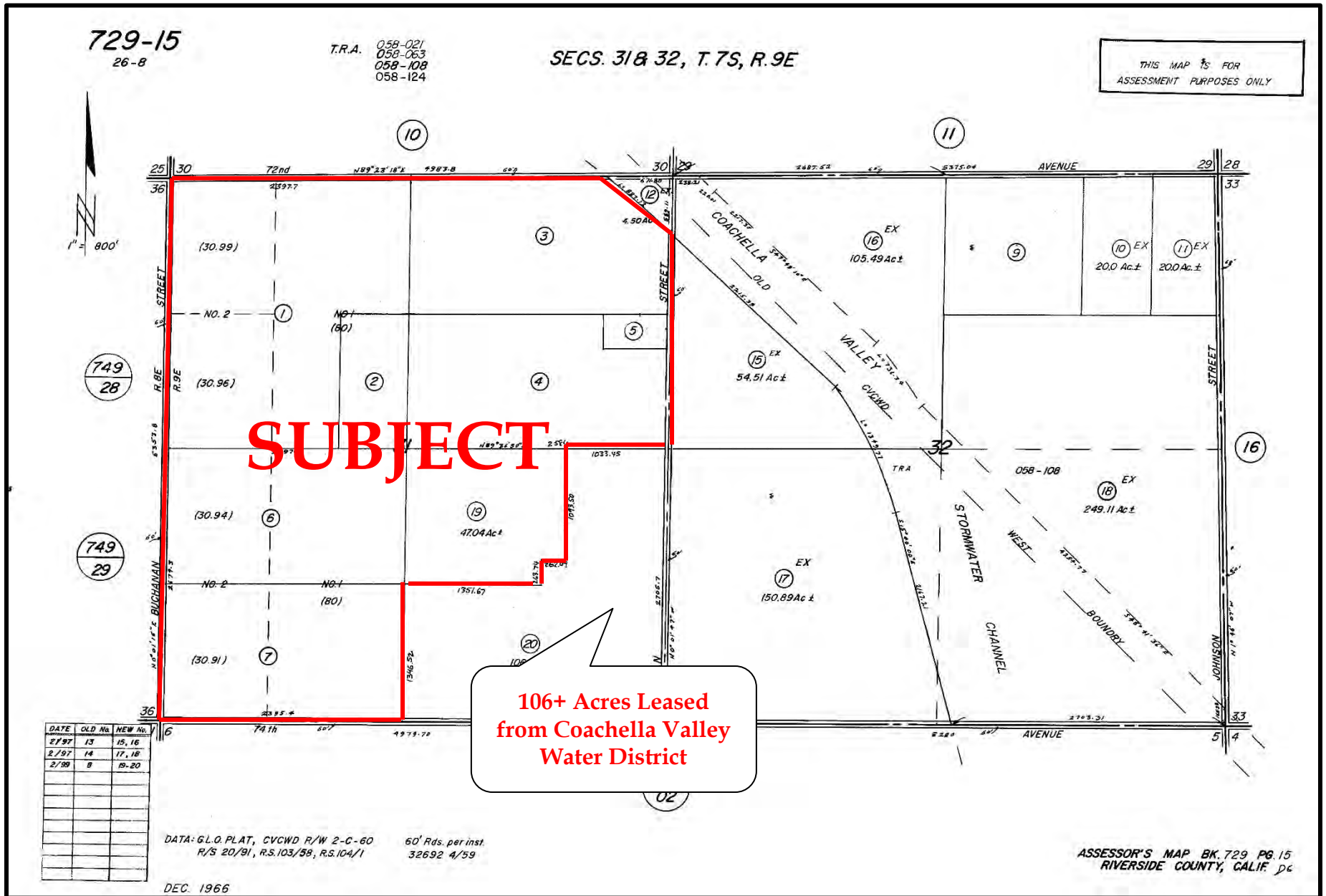
Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consent to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: **(a)** Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; **(b)** Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and **(c)** other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

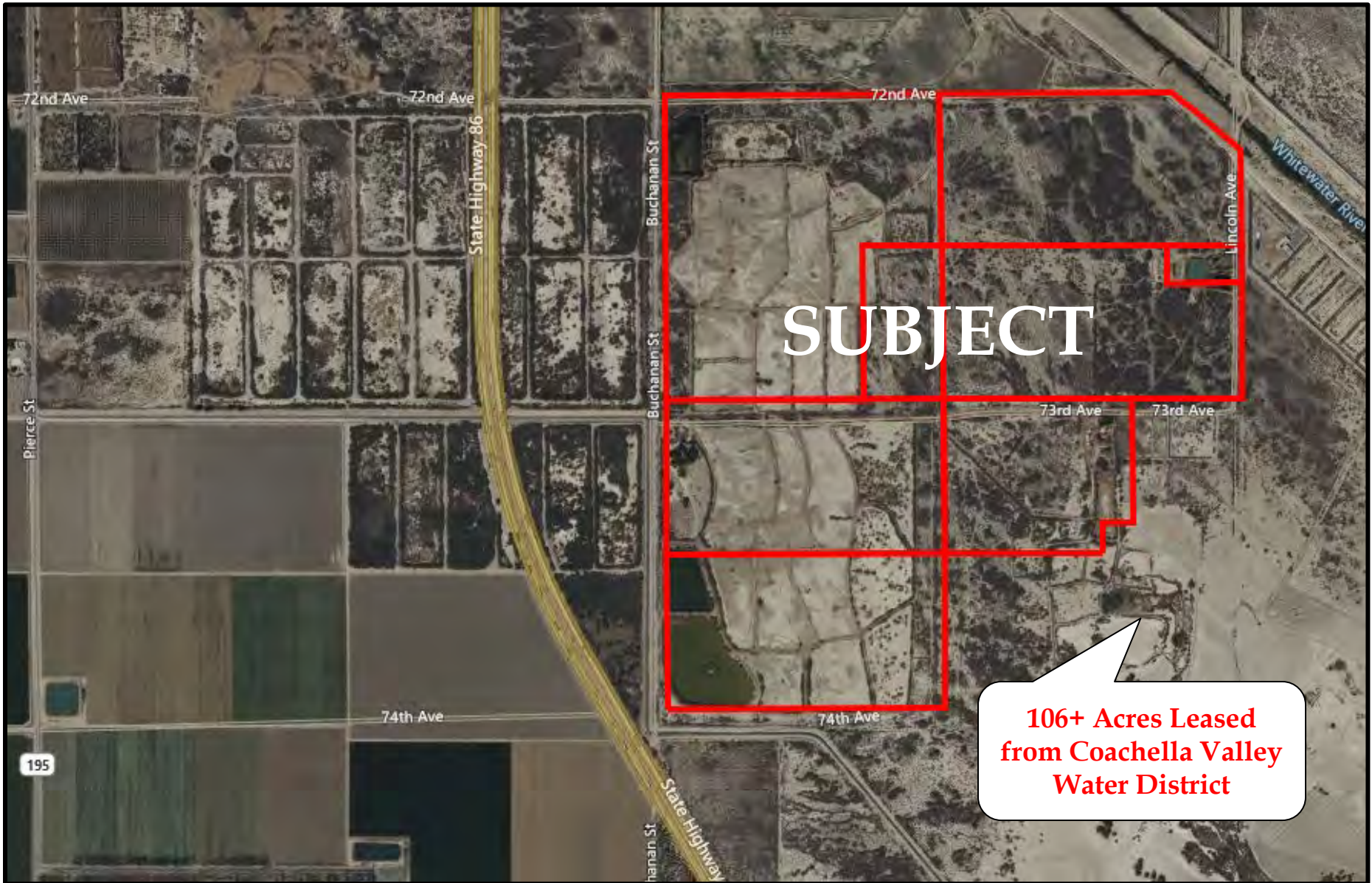
Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

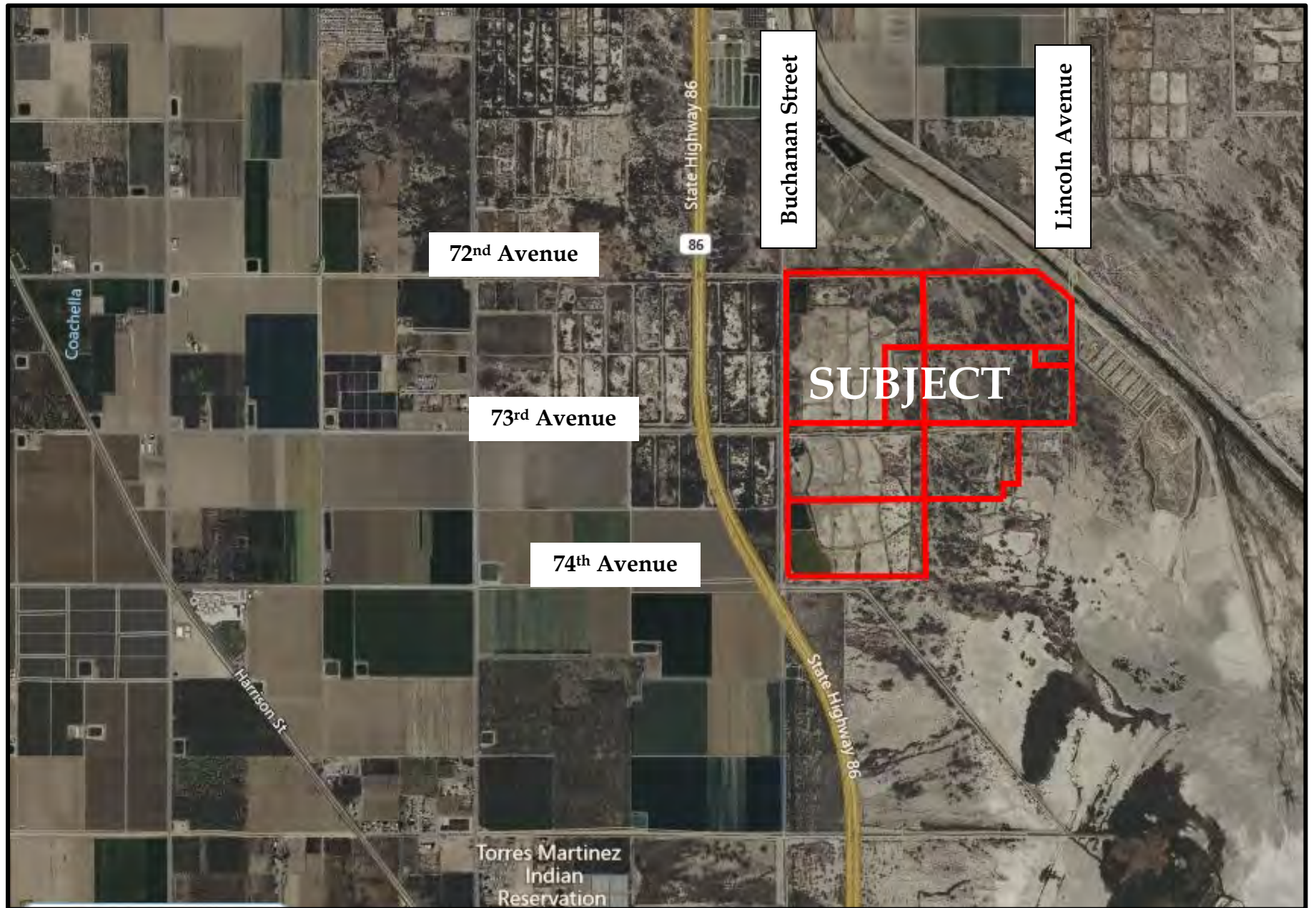
Tax Map for APN's 729-150-001 thru 007, and 019
 Mecca/Salton Sea area, CA 92254



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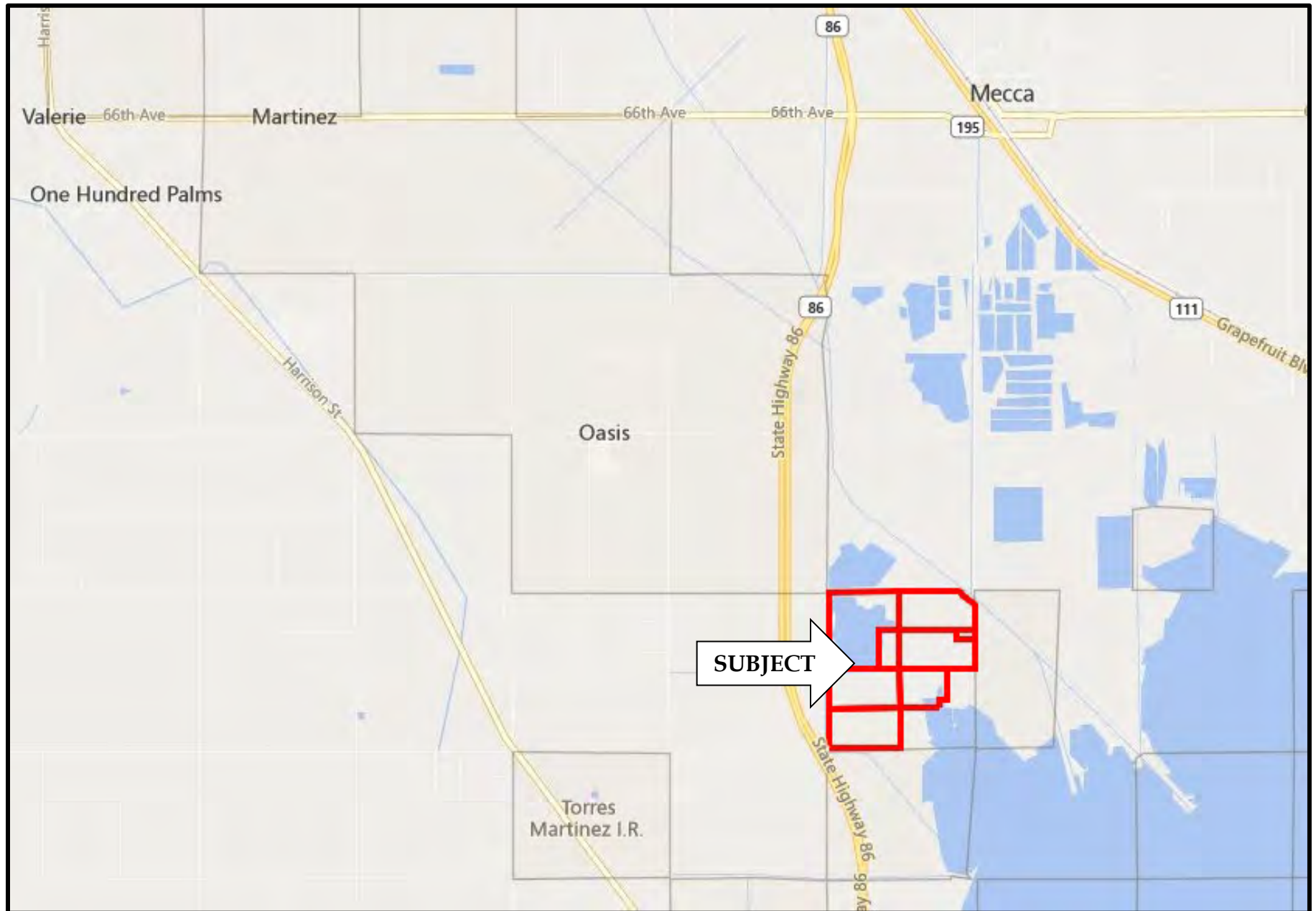
**Mecca Duck Hunting Club ~ 486 acres in the Mecca/Salton Sea area of
Riverside County
APN 729-150-001 thru 007 & 019**



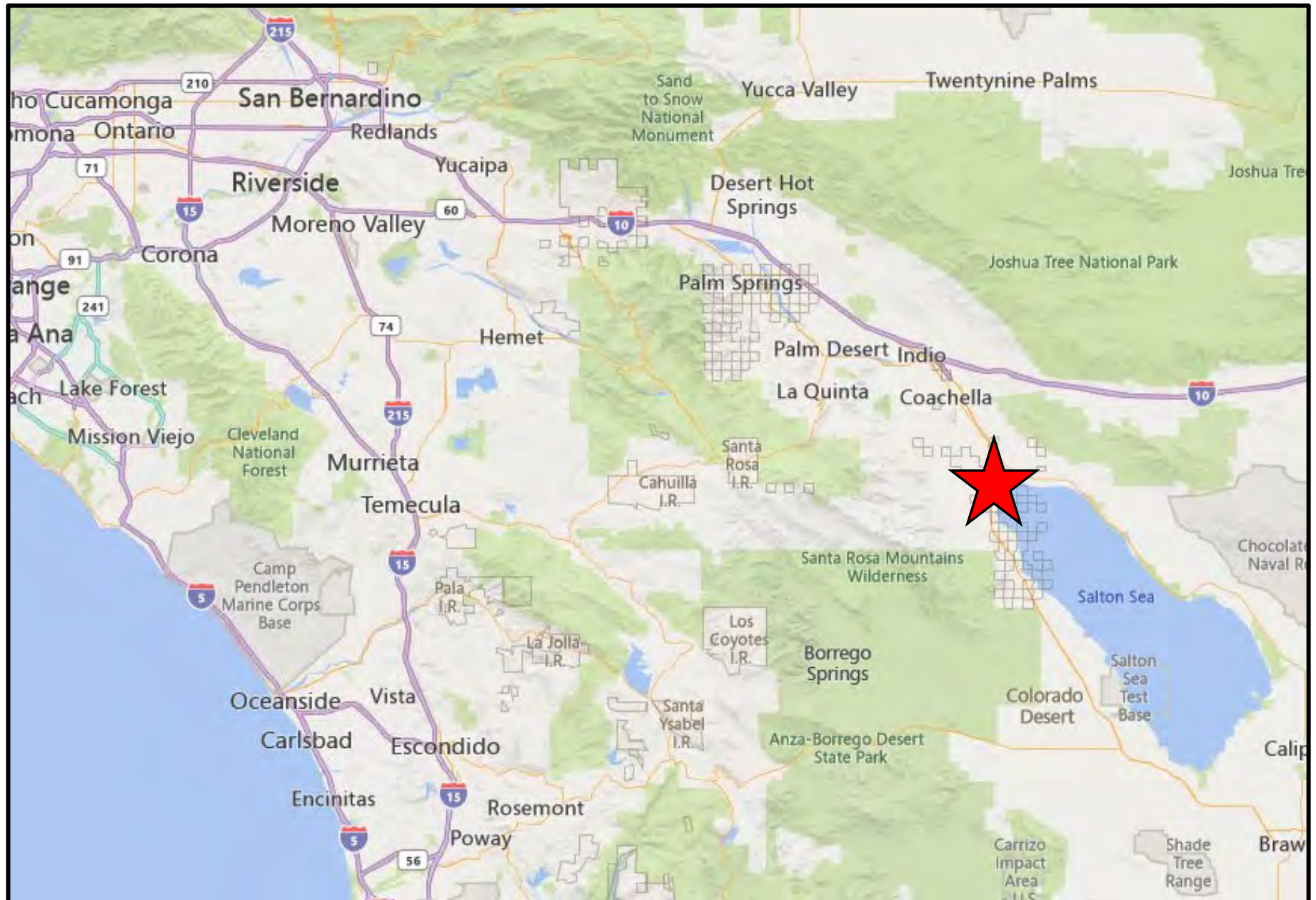


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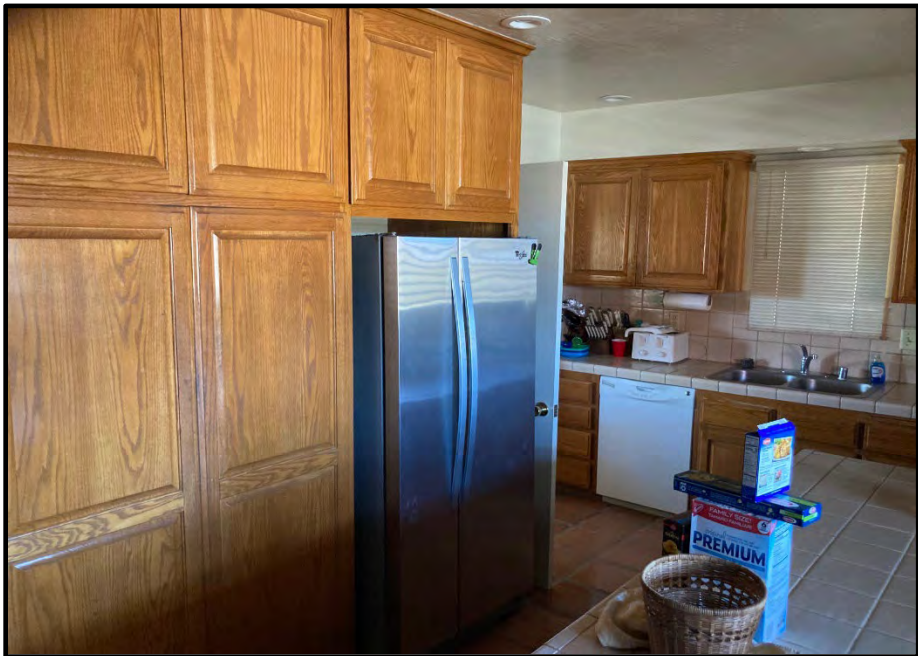
LOCATION MAPS



KOREK LAND COMPANY, INC.



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KOREK LAND COMPANY, INC.



KOREK LAND COMPANY, INC.



Duck Pond



Fishing Pond

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Fishing Pond



Clubhouse

KOREK LAND COMPANY, INC.



Fishing Pond

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