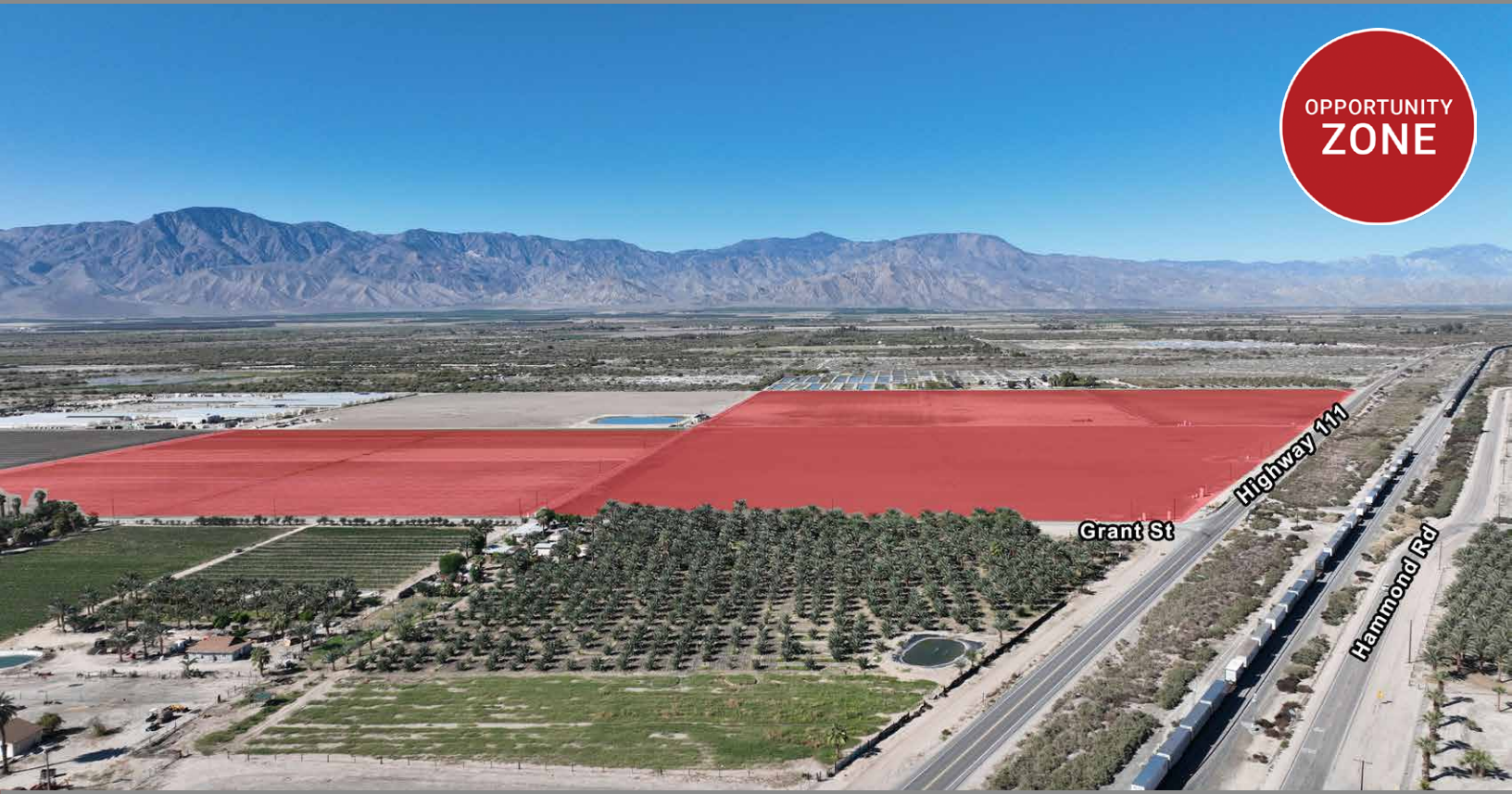


132 ACRES PRIME FARMGROUND

COACHELLA VALLEY

SEAPOINTE RANCH



SWC HIGHWAY 111 & GRANT ST, MECCA, CA

FEATURES

- Prime farmground
- Warm Mecca location with extended hours of sunlight provides one of the earliest harvests in the state
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Excellent soils suitable for a variety of vegetables, citrus, and grapes
- In Opportunity Zone providing attractive tax incentives
- Excellent access with half-mile frontage of Highway 111
- In the Agricultural Preserve which offers low property taxes (Williamson Act)

PRICE: \$2,645,800 (\$20,000/AC)



VICINITY MAP



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132 AC PRIME FARMGROUND AERIAL & SITE AMENITIES

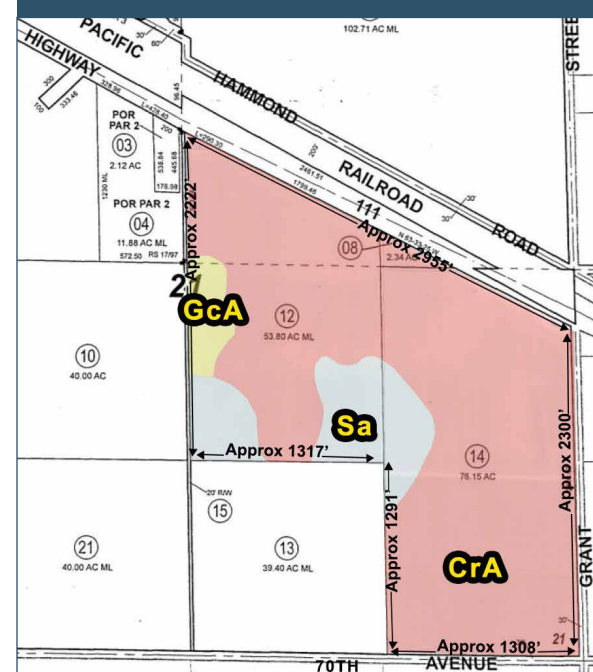


Directions: Take I-10 to CA-86 South. In 12 miles, turn left onto Avenue 66. Take another left onto Lincoln St. Turn right onto Highway 111. In 1.8 miles, the property will be on the right (south) side of Highway 111.

SITE AMENITIES

- **Location:** Property is located at the southwest corner of Highway 111 and Grant Street in Mecca, CA.
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size) ([Click here for RivCo Zoning Ordinance](#))
- **General Plan:** Agriculture
- **Parcel Size:** 132.29 acres
- **APN:** 729-050-008 (2.34 AC), 012 (53.8 AC), 014 (76.15 AC)
- **Utilities:** Domestic Water: 12" Main Line on Hammond St
Irrigation Water: Meter #3703, 3451, 3438, 8025
- **Soils Type:** CrA (Coachella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes), & SA (Salton fine sandy loam)
- **Current Use/Highest & Best Use:** Vegetable Farmground
- **Agricultural Preserve:** Yes
- **Tile Drains:** Yes; TD-33
- **Lease:** Leased until 6/30/26. Seller may terminate the lease in the event of a sale.
- **Comments:** Great agricultural opportunity in the desirable Coachella Valley. The property is located in the unincorporated area of Mecca, known for its prime farmground. The distant proximity to the mountains allows for extended hours of sunlight, making for early harvest.

PARCEL MAP W/SOILS & DIMENSIONS



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.