

81 ACRES LINCOLN RANCH

MECCA, CA

OPPORTUNITY
ZONE

SITE

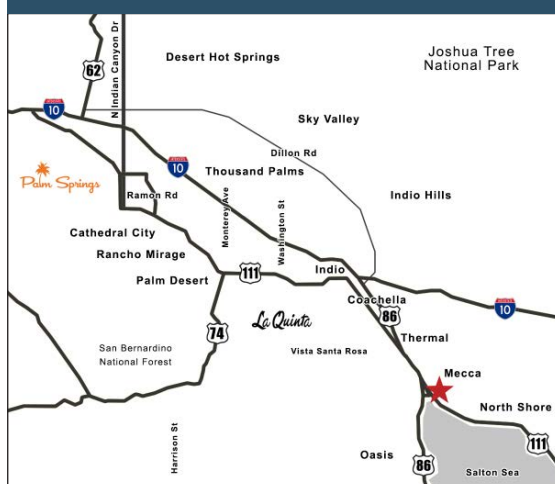
NEC AVENUE 62 & LINCOLN ST, MECCA, CA

FEATURES

- Early warm farmground with efficient layout on Mecca Slope
- Open ground ready for new plantings
- Surrounded by row crop, vineyard, and citrus ranches
- In Opportunity Zone, providing potential tax incentives
- In Ag Preserve, keeps property taxes low
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,822,500 (\$22,500/AC)

COACHELLA VALLEY



VICINITY MAP



2/11/25 JC



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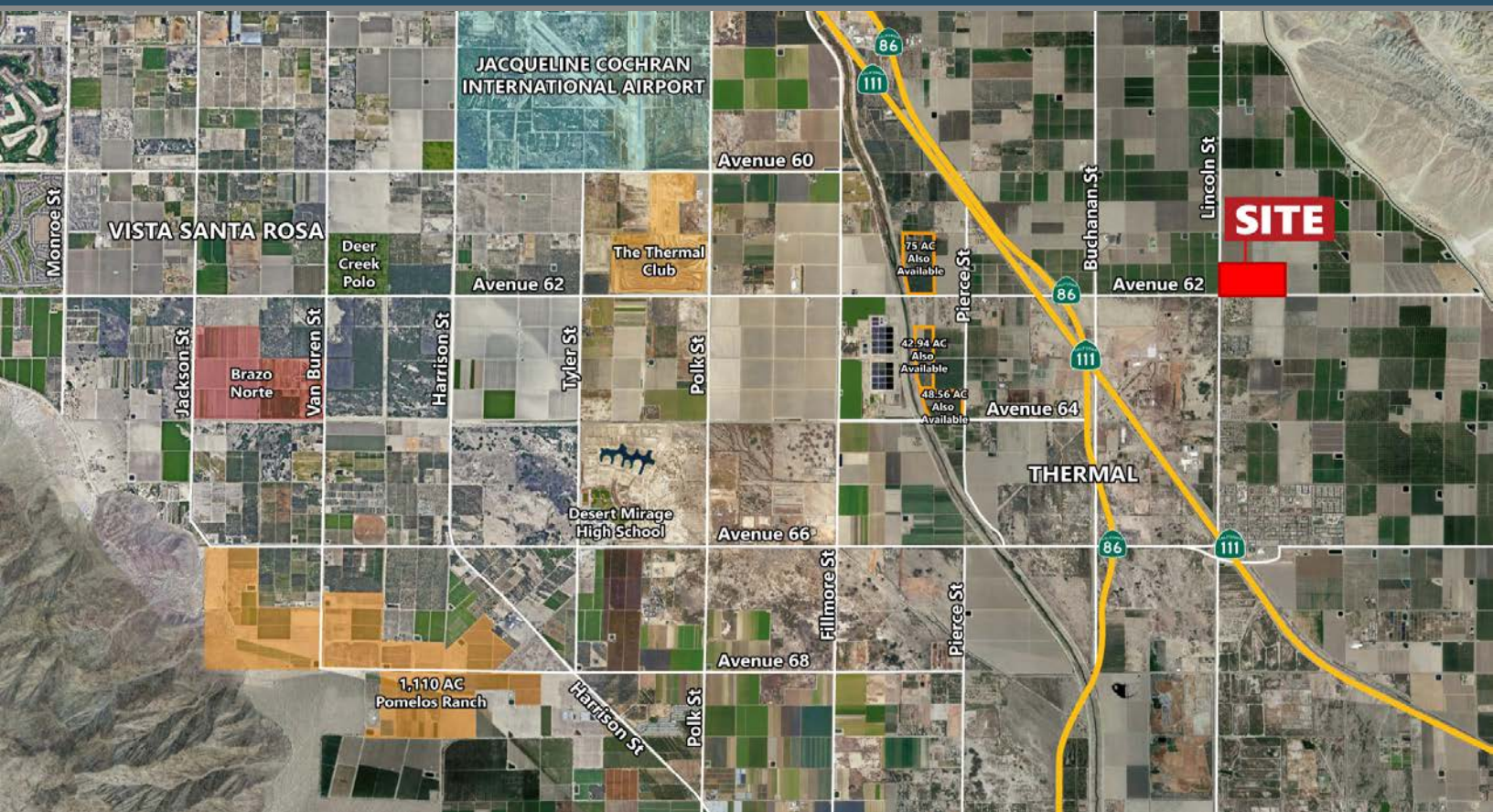
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81 ACRES LINCOLN RANCH

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at 91666 Avenue 62, at the northeast corner of Avenue 62 & Lincoln Street in Mecca, CA.
- **Parcel Size:** ±81 acres
- **APN:** 717-280-008
- **Zoning:** A-2-10 (Heavy Agriculture, 10 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Utilities:** Water: 18" line in Lincoln St south of Avenue 62
Irrigation Water: Yes; Meter #6657 & 6634
Sewer: 8" line in Martin Luther King Rd and at Lincoln St & Avenue 63
- **Tile Drains:** Yes; TD-116
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); McB (Myoma fine sand, wet, 0-5% slopes); It (Indio very fine sandy loam, wet); CrA (Coachella fine sand, wet, 0-2% slopes)
- **Reservoir:** No

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of the property.

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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.

IRRIGATION & SOILS MAPS



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COMMERCIAL REAL ESTATE

A map showing a section of Lincoln St and 62nd Ave. A red rectangle highlights a specific area. The area is labeled 'McB' in the top left and 'CrA' in the top right. The street names 'LINCOLN ST' and '62ND AVE' are visible on the left and bottom edges of the rectangle.

[illegible]

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PROPERTY PHOTOS



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