

NATALIE RANCH

80.23 ACRES VEGETABLE FARMGROUND

MECCA, CA

OPPORTUNITY
ZONE



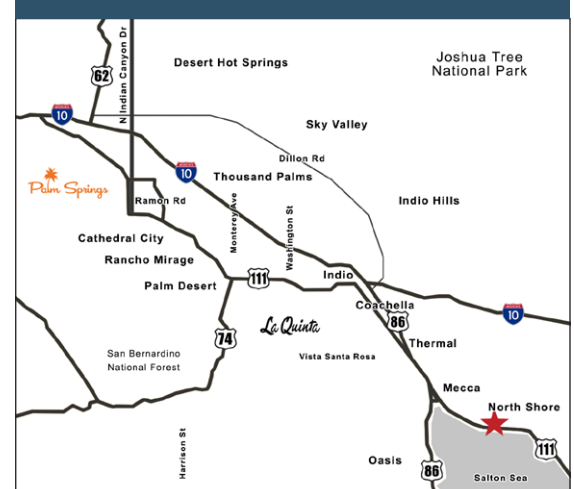
NEC AVE 72 & HAYES ST, MECCA, CA

FEATURES

- Ideal warm farmground with excellent soil for variety of crops
- Planted to vegetables
- Ideal microclimate near the Salton Sea helps prevent water freeze
- In Agricultural Preserve, which maintains low property taxes
- In Opportunity Zone with potential tax incentives
- Low cost abundant Coachella Valley Water District (CVWD) with reservoir & pump system

PRICE: \$1,684,830 (\$21,000/AC)

COACHELLA VALLEY



VICINITY MAP



5/23/25 JC



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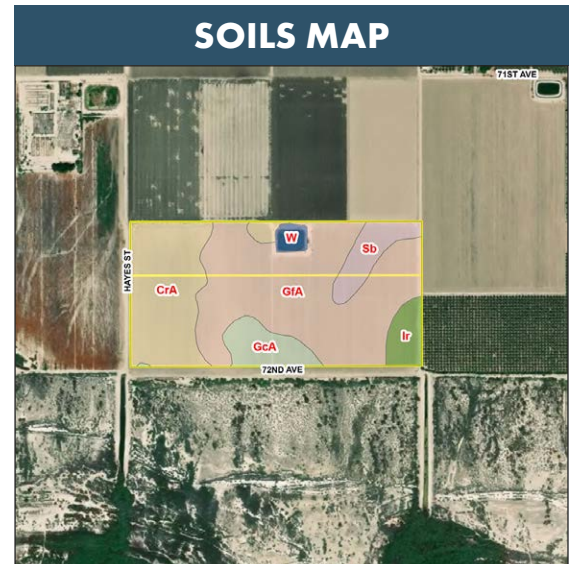
AERIAL & SITE AMENITIES



Directions: Take I-10 east to Expressway 86. Take Expressway 86 south for 12 miles to CA-195 (Avenue 66) and turn left. Travel 1 mile and turn right on Highway 111. Travel 3 miles and turn right on to Hayes. Travel approx. 1 mile to the site. The property is at the northwest corner of Hayes and Avenue 72

SITE AMENITIES

- **Location:** The property is located at the northeast corner of Avenue 72 & Hayes in Mecca, CA
- **APNs/Parcel Sizes (According to County Assessor's Information):** 729-130-035 (29.4 ac), 038 (50.83 ac)
- **Zoning:** [Click here to view Approximately 40 acres A-1-20 \(Light Ag 20 ac min\)](#), [Approximately 40 acres W-1 \(Water Course\)](#)
- **General Plan:** [Click here to view Agriculture \(Approx 40 acres\)](#), [Open Space Water \(Approx 40 acres\)](#)
- **Utilities:**
 - Domestic Water:** 12" main line in Hwy 111 & Hayes St
 - Sewer:** No sewer in the area
 - Irrigation Meters:** Meter #3667; Reservoir
- **Tiled:** Yes, TD-40
- **Ag Preserve:** Yes
- **Soils:** CrA (Coachella fine sand, wet, 0-2% slopes), Sb (Salton silty clay loam), GfA (Gilman silt loam, wet, 0-2% slopes), IR (Indio fine sandy loam, wet), GcA (Gilman fine sandy loam, wet, 0-2% slopes)



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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.