

# 40 ACRE ORGANIC LEMON & VEGETABLE RANCH

## WARM MECCA SLOPE



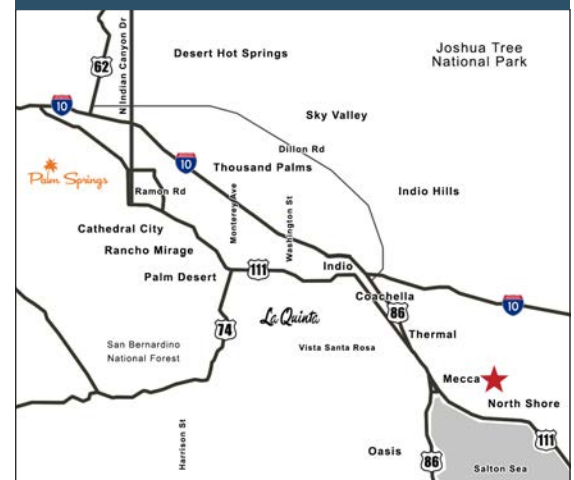
**WHEELER ST & AVENUE 67, MECCA, CA**

### FEATURES

- A rare opportunity to acquire 20 acres of lemons and 20 acres of prime vegetable ground
- New micro sprinkler irrigation system as of May 2022
- Warm Mecca slope provides one of the earliest harvests in the state
- In the Opportunity Zone with potential for tremendous tax benefits
- Affordable Coachella Valley Water District irrigation water, one of the lowest priced water rates in the state
- Reservoir

**PRICE: \$1,000,000 (\$25,000/AC)**

### COACHELLA VALLEY



**VICINITY MAP**



7/14/25 JC



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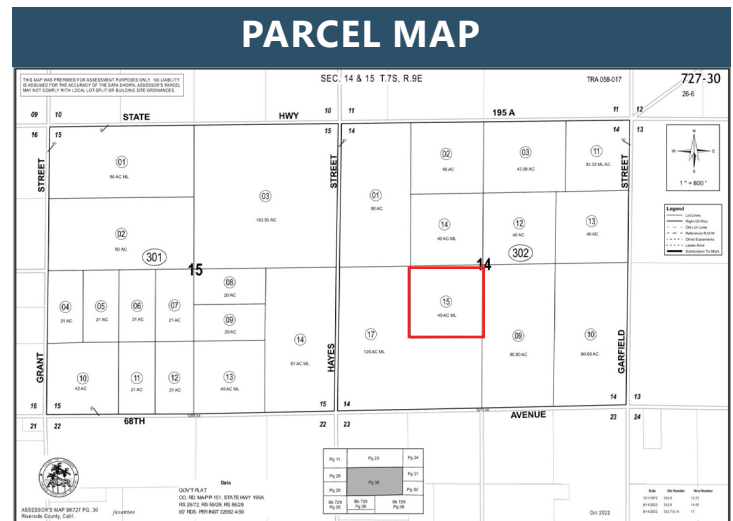
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## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** Property is located at the southeast corner of Ave 67 and Wheeler St in Mecca, CA
- **Zoning:** [Click here to view A-2-20 \(Heavy Agriculture, 20-AC min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Parcel Size:** 40 acres
- **APN:** 727-302-015
- **Utilities:** Domestic Water: 12" Main line on Hammond Rd, Ave 66/Johnson St  
Sewer: 8" on Ave 66  
Irrigation Water: Yes; Meter #3375  
Reservoir: Yes
- **Tile Drain Lines:** Yes; TD-529
- **Soils Type:** CdC (Carsitas gravelly sand, 0-9% slopes), MaB (Myoma fine sand, 0-5% slopes)
- **Agricultural Preserve:** Yes
- **Topography:** 100 to 120 ft below sea level
- **Tree Info:** Variety: Eureka on Macrophylla Rootstock  
Age: Planted May 2022  
Spacing: 18x24
- **Lease:** 20 AC vegetable ground leased at \$1,000 per acre per year



**WHAT IS AN OPPORTUNITY ZONE?**

**Why is investing in an Opportunity Zone better than a 1031 Exchange?**

**Temporary Deferral:** Similar to a 1031 Exchange.

**Step-up in Basis:** After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

**Permanent Exclusion:** After 10 years the capital gains are permanently excluded from taxable income.

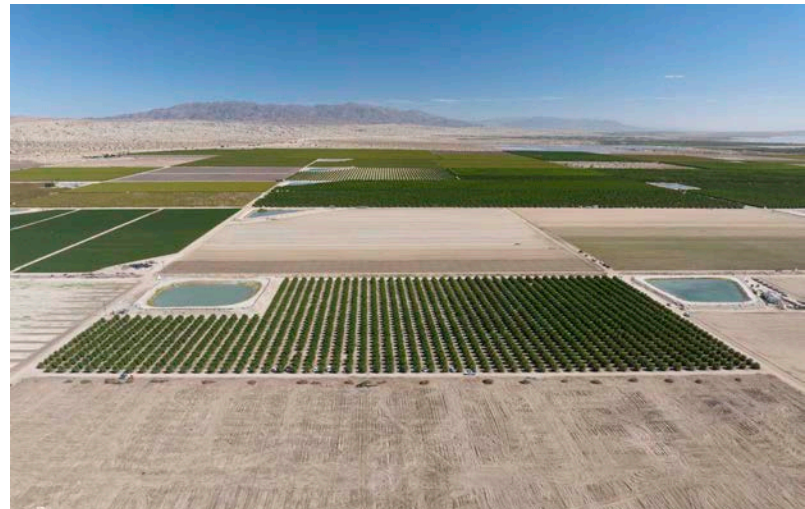
**For More Information Please Visit:**  
[www.DesertPacificProperties.com/OpportunityZone](http://www.DesertPacificProperties.com/OpportunityZone)

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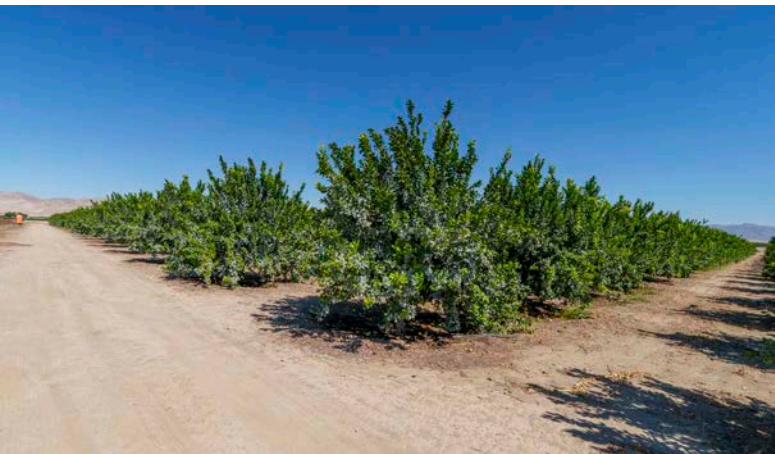


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