DALE & PALM RANCH FOR SALE

±235.35 ACRES | MECCA, CALIFORNIA



CONTACT FOR MORE INFORMATION

Bobby Wuertz
bwuertz@landadvisors.com
480.874.4312
CA DRE #01994063

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480.483.8100 | LandAdvisors.com

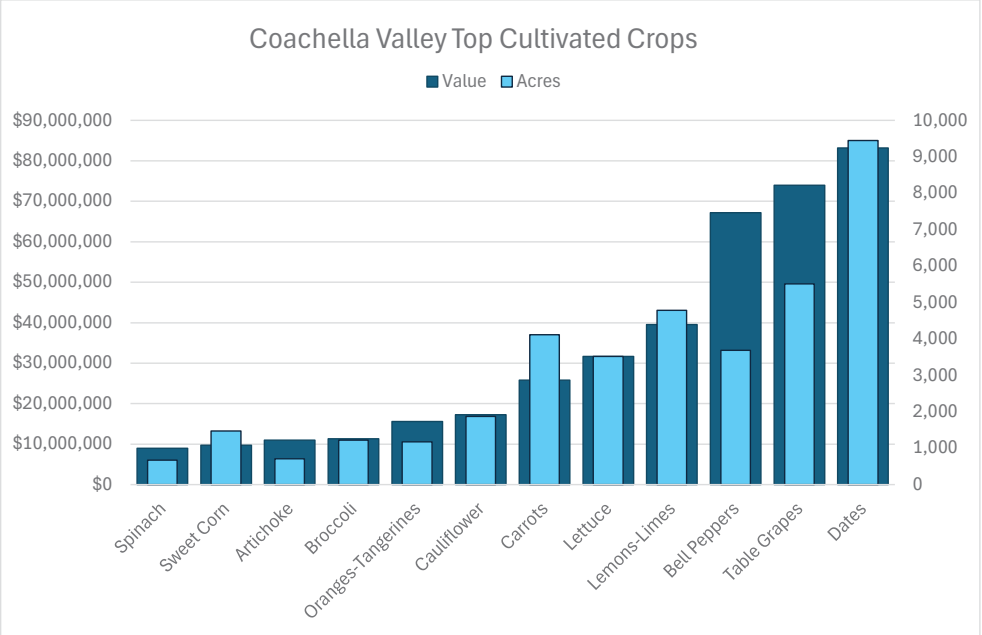
OVERVIEW

With a warm climate boasting over 350 days of sunshine, an intricate irrigation system that efficiently delivers Colorado River water at a low cost, nutrient rich and well-drained soils of the Mecca Slope enabling the production of a variety of high value specialty crops—the ±41,000 cultivated acres comprising the agriculture industry in the Coachella Valley was valued at $707 million in 2022, which represented 57% of the $1.2 billion agriculture industry of Riverside County even though it only made up about 40% of the cultivated acreage.

Riverside County District | Ag Crop Values	2017	2018	2019	2020	2021
Coachella Valley	592,337,000	623,805,000	684,911,000	703,250,000	705,310,000
Palo Verde Valley	142,468,000	151,721,000	209,974,510	216,100,000	210,000,000
San Jacinto/Temecula Valley	156,061,000	153,514,000	148,788,000	165,415,000	166,300,000
Riverside/Corona	102,010,000	105,905,000	126,279,000	135,650,000	136,700,000
Total Crop Valuation	**992,876,000**	**1,034,945,000**	**1,169,952,510**	**1,220,415,000**	**1,218,310,000**

What distinguishes the Coachella Valley from its neighbors—Imperial to the south with around ±480,000 irrigated acres and PVID to the east with a maximum of ±120,500 irrigated acres—are the type of crops grown in each region. Where Blythe and Imperial are prime regions for cultivating field crops, such as Alfalfa and Bermuda, Coachella ground is best for cultivating high value, specialty permanent and row crops year-round.

The Palm and Dale Ranches are in the heart of the Coachella Valley on the fertile Mecca Slope and are serviced by the robust Coachella Valley Water District. Dale Ranch is ±157 acres and is currently planted to row crop while the Palm Ranch is ±78 acres of open cropland. With Class 2 and 3 soils, these farms offer flexibility in cultivable crops whether it be the continuation of annual crops or a transition to permanent crops.



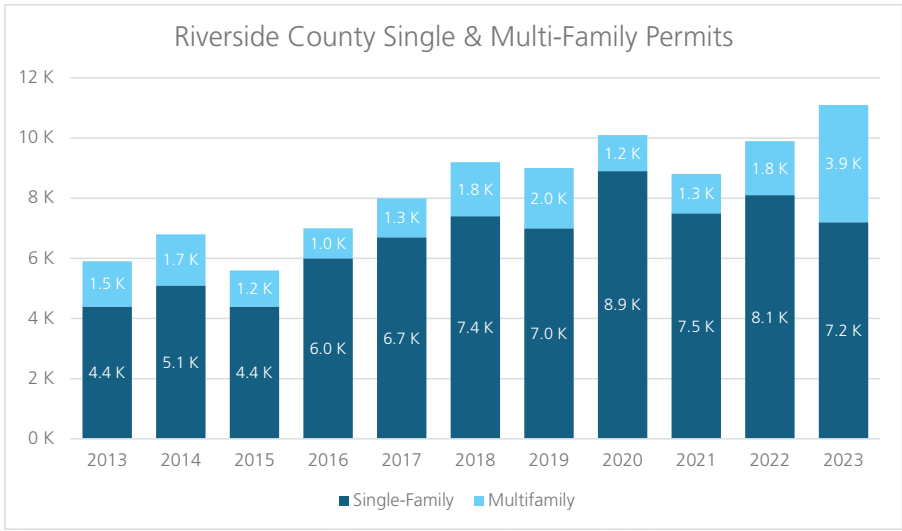
Data Source: CVWD 2021 Report

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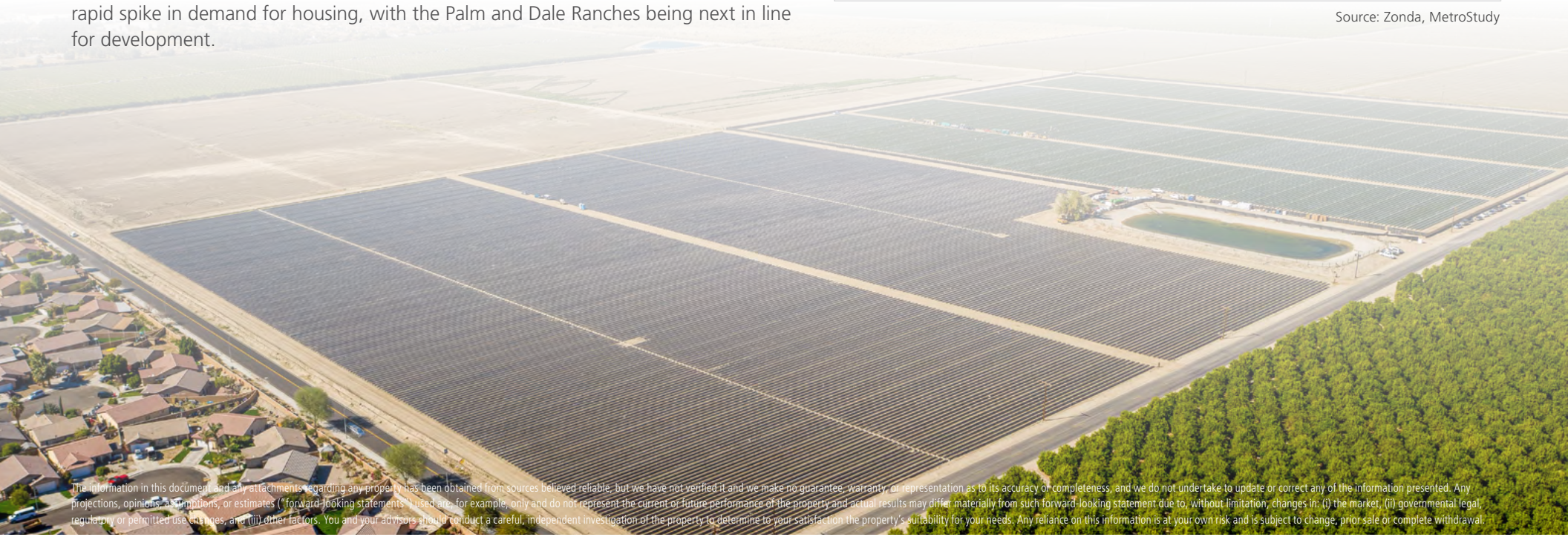
INVESTMENT HIGHLIGHTS

These farms also are equipped with a speculative, hidden, and unrealized value to them being directly adjacent to the community of Mecca with residential homes touching the western and southern borders of the ranches. With the Palm and Dale ranches being zoned R7, high density residential, having sewer lines in the nearby vicinity, and being included in the town's 2009 general plan, they are in the immediate path of growth for what would be the next expansion of Mecca.

While development in the Coachella Valley is strongest in the north, recent discoveries of an enormous quantity of lithium in the Salton Sea was made by the U.S Department of Energy just in November 2023. It has been estimated that there are 3,400 kilotons of lithium to be extracted from the Salton Sea, which for reference would be enough to produce over 375 million batteries for electric vehicles. Business Insider reported this discovery as "the once-in-a-generation opportunity to build a domestic lithium industry at home while also expanding clean, flexible electricity generation." If this industry comes to fruition, bringing large scale industrial operations to the Salton Sea, Mecca would be the closest community to support a rapid spike in demand for housing, with the Palm and Dale Ranches being next in line for development.



Source: Zonda, MetroStudy



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PROPERTY DETAILS

LOCATION	64450 Dale Kiler Road, Mecca, CA 92254
SIZE	±235.35 Gross Acres (±221.43 FSA Acres)
PRICE	$5,610,000
PARCELS	727112002, 727112011, 727112024, 727112023, 727111005, 727111008, 727111009 Seller is willing to subdivide parcels
TAXES	$87,782.40 (2026) - Not in Williamson Act
ZONING	R7 Zoning: High Density Residential Opportunity Zone: Yes, Census Tract 456.04
IRRIGATION	Coachella Valley Water District > Meter 4967 > Meter 5001 2 Water Reservoirs | 2 Filter Stations

SOILS

SYMBOL	NAME	IRRIGATION CLASS RATING	% OF FARM
McB	Myoma fine sand, wet, 0-5% slopes	3	43.70%
CrA	Coachella fine sand, wet, 0-2% slopes	3	29.40%
GcA	Gilman fine sandy loam, wet, 0-2% slopes	2	14.10%
MaB	Myoma fine sand, wet, 0-5% slopes	3	6.20%
Ir	Indio fine sandy loam, wet	2	4.40%
Ip	Indio fine sandy loam	2	1.20%



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RECENT CROPS GROWN


STRAWBERRIES


ONIONS


TABLE GRAPES


POTATOES


PEPPERS

DETAIL MAP

Bobby Wuertz | 480.483.8100 | www.landadvisors.com

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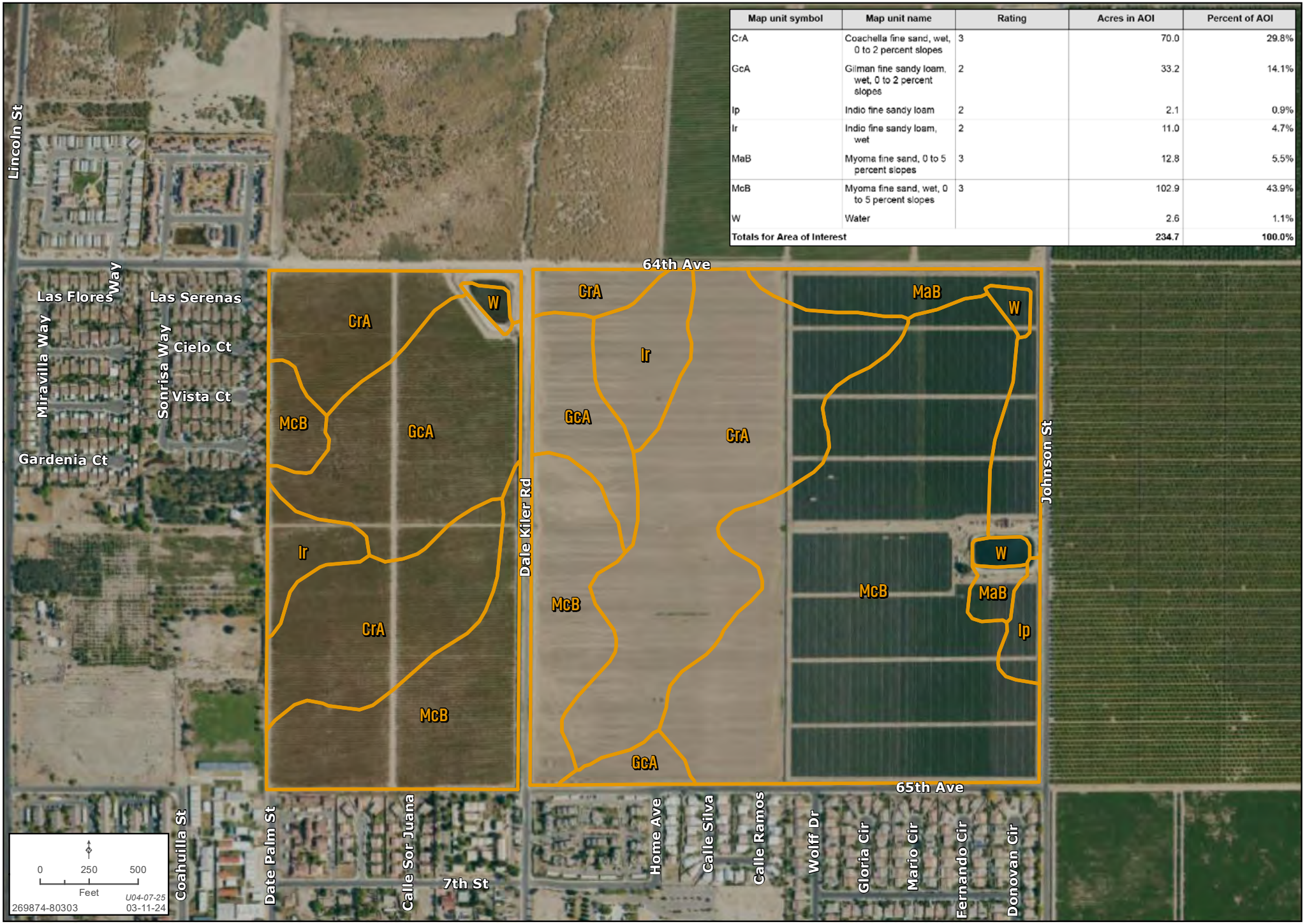


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SOILS MAP

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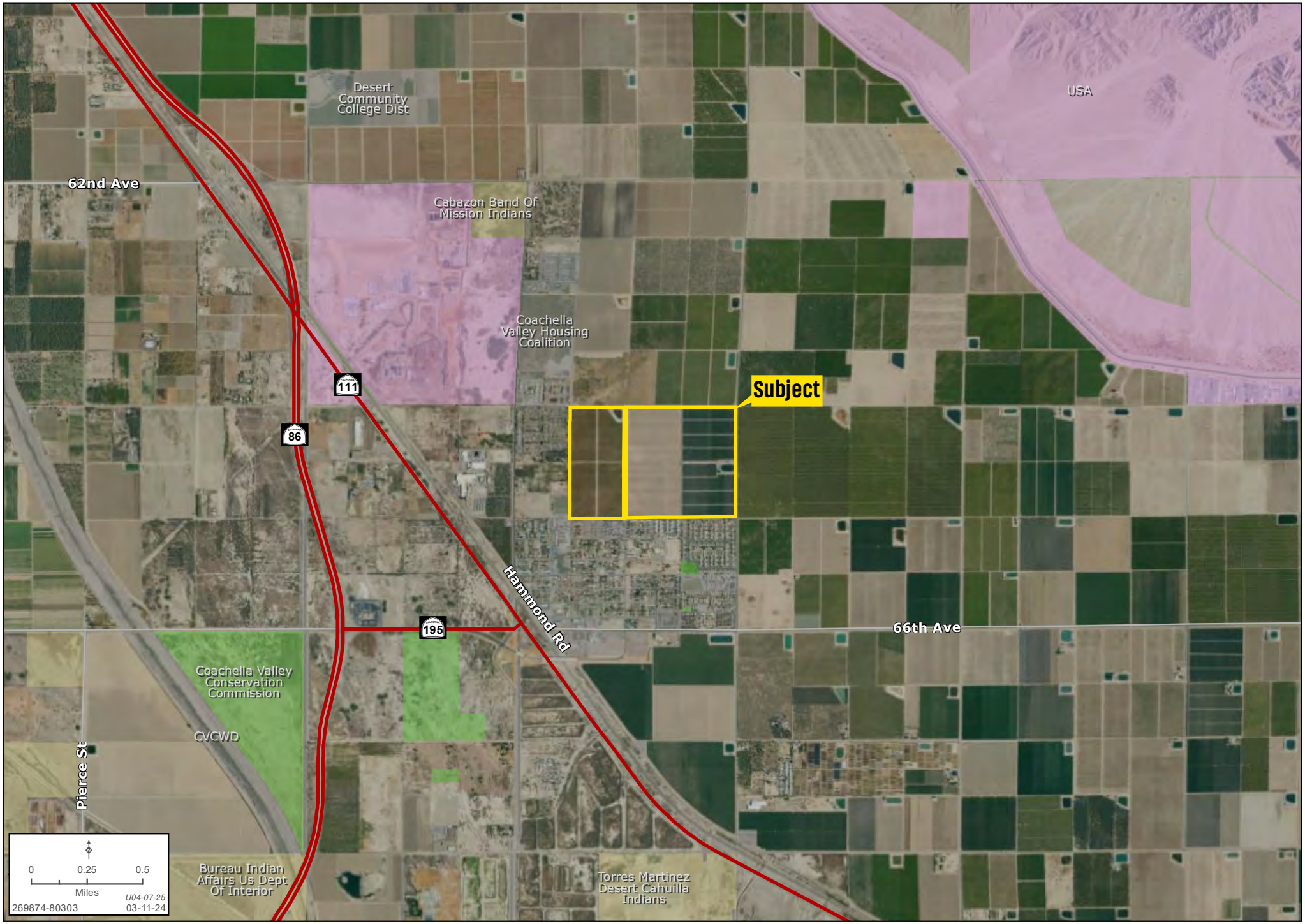
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CrA	Coachella fine sand, wet, 0 to 2 percent slopes	3	70.0	29.8%
GcA	Gilman fine sandy loam, wet, 0 to 2 percent slopes	2	33.2	14.1%
Ip	Indio fine sandy loam	2	2.1	0.9%
Ir	Indio fine sandy loam, wet	2	11.0	4.7%
MaB	Myoma fine sand, 0 to 5 percent slopes	3	12.8	5.5%
McB	Myoma fine sand, wet, 0 to 5 percent slopes	3	102.9	43.9%
W	Water		2.6	1.1%
Totals for Area of Interest			234.7	100.0%

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AREA MAP

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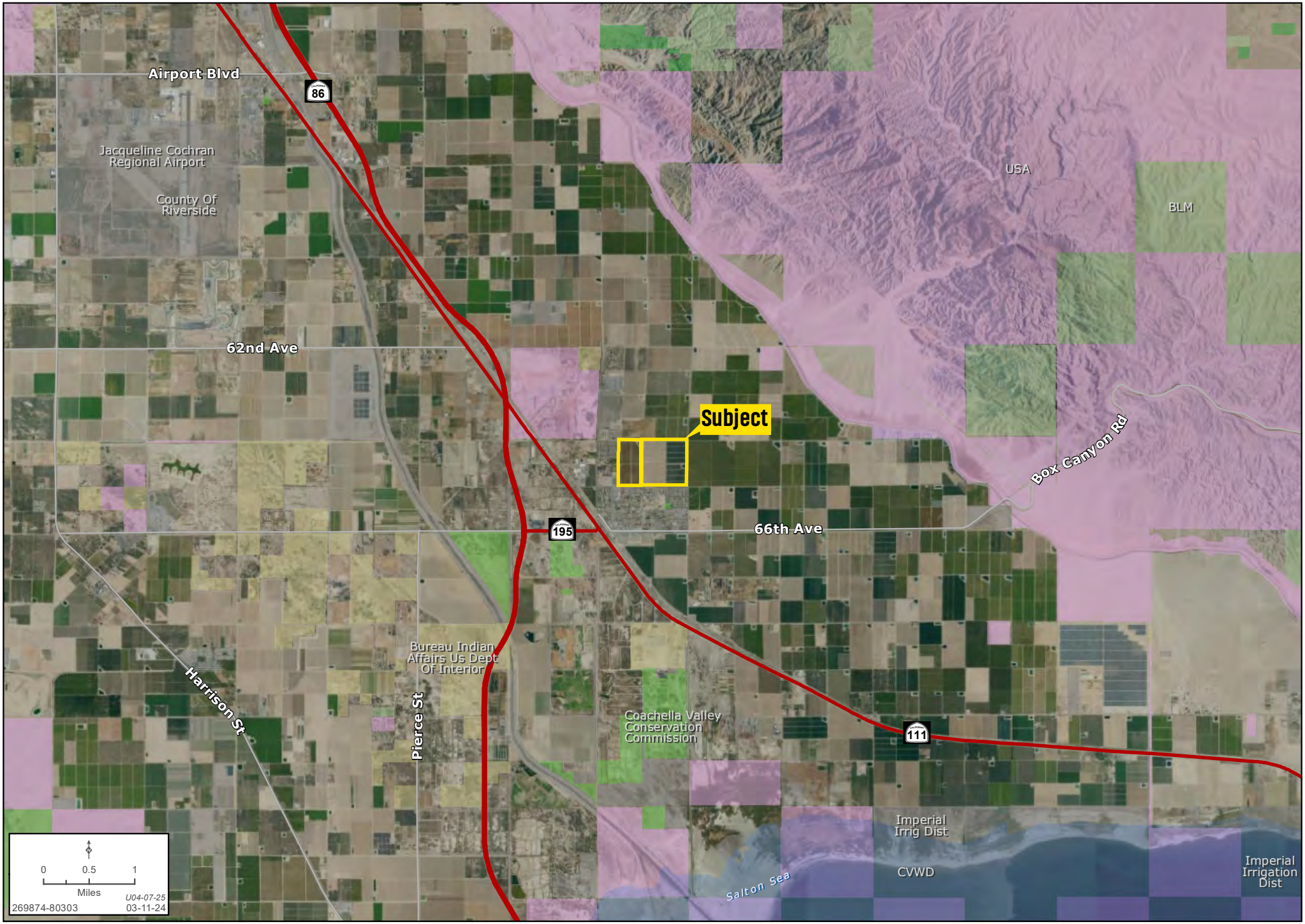


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DEVELOPMENT MAP

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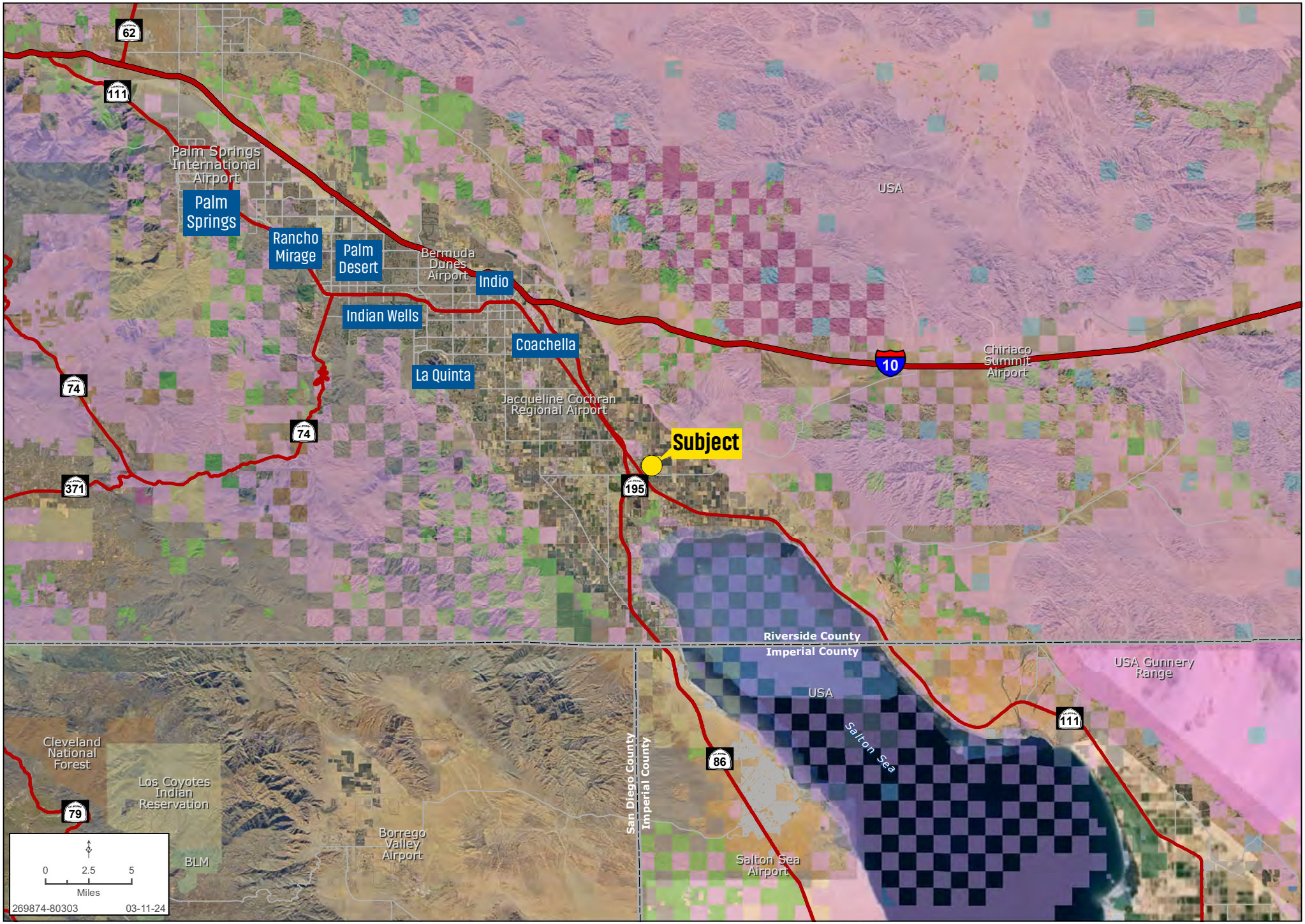


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REGIONAL MAP

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