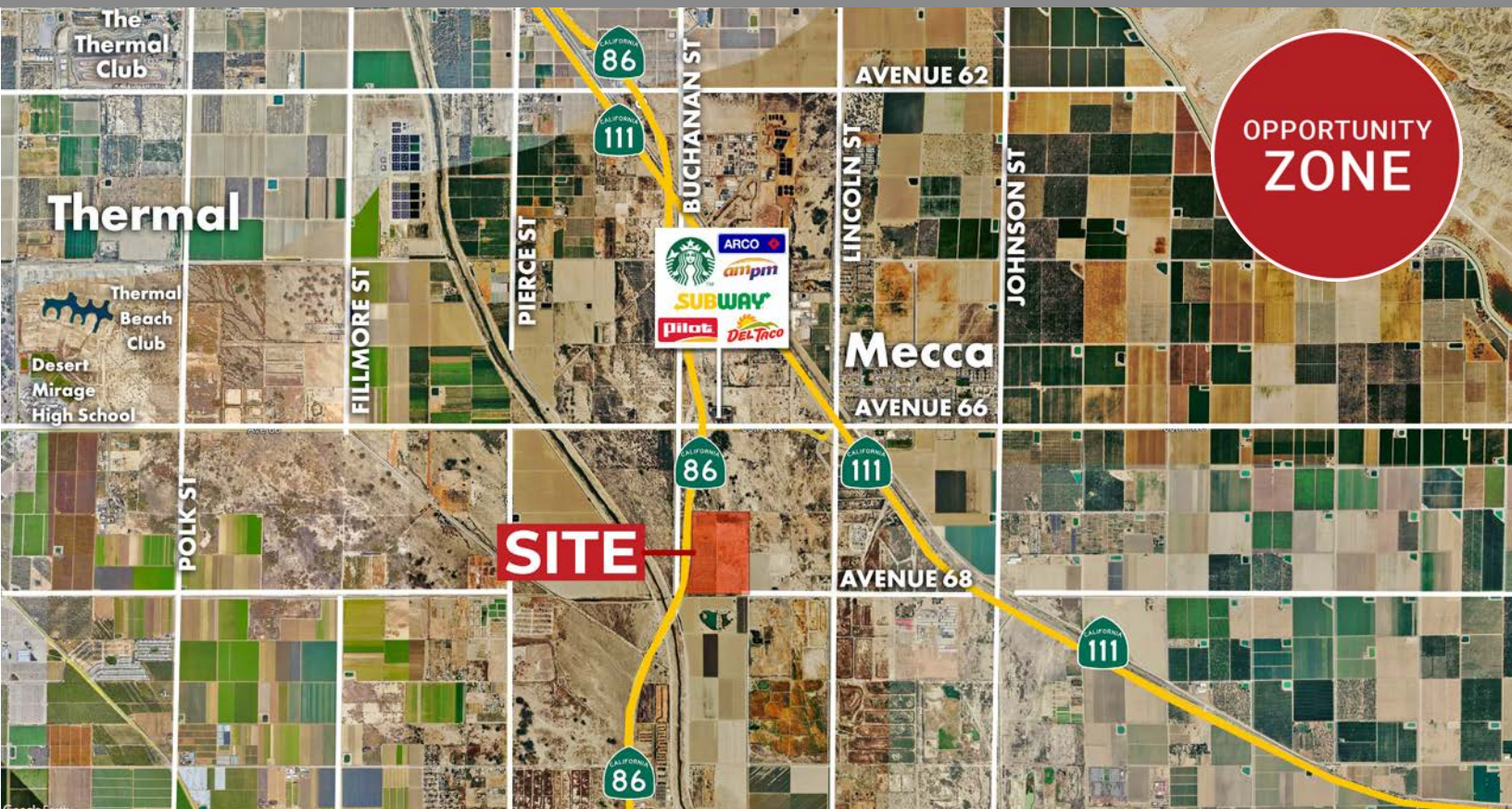


113 ACRE DATE RANCH & FARMGROUND

EXPRESSWAY 86 | COACHELLA VALLEY



NEC EXPRESSWAY 86 & AVENUE 68, MECCA, CA

FEATURES

- 113 acre date ranch in desirable Coachella Valley
- Approximately 4,340 medjool, deglet, zahidi, black date, and male trees on approximately 58 acres and approximately 55 acres of open ground
- Adjacent to Expressway 86 with excellent access & visibility
- Close proximity to Jacqueline Cochran Regional Airport
- In Coachella Valley Water District (CVWD) with one of the least expensive water rates in the state

PRICE: \$2,300,000 (\$20,338/AC)

COACHELLA VALLEY



VICINITY MAP



SUSAN HARVEY

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113 ACRE DATE RANCH & FARMGROUND

AERIAL & SITE AMENITIES



TREE COUNT

MALES	95
DEGLETS	2014
MEDJOOLS	2063
ZAHIDIS	165
BLACK DATE	3
TOTAL	4340

SITE AMENITIES

- **Location:** The property is located at the northeast corner of Expressway 86 and Avenue 68 in Mecca, CA.
- **APNs:** 727-260-023
- **Parcel Size (According to County Assessor's Information):** 113.09 AC
- **Zoning:** A-1-5 ([Light Agriculture, 5 ac minimum](#))
- **General Plan:** [RR \(Rural Residential\)](#)
- **Utilities:** Irrigation Water: Yes; Meter #'s: 1731 & 1733
Well: Yes
Water: TBD
Electricity: In street
Sewer: TBD
- **Tile Drain Lines:** Partially tiled
- **Soils:** GfA (Gilman silt loam, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes), GdA (Gilman fine sandy loam, moderately fine substratum, 0-2% slopes), It (Indio very fine sandy loam, wet), Ir (Indio fine sandy loam, wet), W (Water)

PLANTING MAP



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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.

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PROPERTY AERIALS



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PROPERTY PHOTOS



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