

486 ACRE DUCK CLUB

COACHELLA VALLEY



NEC BUCHANAN ST & AVENUE 74, MECCA, CA

FEATURES

- 486 acre duck club just off Expressway 86
- Improvements include clubhouse, 2 bedroom main home, four studios, garage, two 2 bed/1 bath guest homes, three recreational fishing ponds, 30 duck ponds, caretaker facilities, overflow sleeping facilities, and various storage sheds
- Three wells with electric pumps
- Less than 10 miles from Jacqueline Cochran Regional Airport
- Close proximity to Kohl Ranch, a 2,000 acre, 7,124 unit Master Planned Community
- 15 miles from Coachella Valley & Stagecoach Music Festivals
- In the Opportunity Zone, with potential for tax incentives
- Priced to sell

PRICE: \$2,918,040 (\$6,000/ AC)



VICINITY MAP



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at the northeast corner of Buchanan St & Avenue 74 in Mecca, CA.
- **APNs:** 729-150-001 (121.98 AC), 002 (20 AC), 003 (75.5 AC), 004 (74.97 AC), 005 (5 AC), 006 (70.94 AC), 007 (70.91 AC), 019 (47.04 AC)
- **Parcel Size (According to County Assessor's Information):** 486.34 AC
- **Zoning:** W-2 (Controlled Development); W-1 (Watercourse, Watershed, and Conservation Areas)
- **General Plan:** BP (Business Park); OS-R (Open Space - Recreation); OS-W (Open Space - Water)
- **Utilities:** Well: Yes - Three (3)
Irrigation Water: No
Sewer: No sewer in the area
- **Tile Drain Lines:** No
- **Conservation Area (CVMSHCP):** Yes
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), Sa (Salton fine sandy loam), Sb (Salton silty clay loam), W (Water)

DUCK POND PHOTO



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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.