NATALIE RANCH 80.23 ACRES VEGETABLE FARMGROUND MECCA, CA



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)







SUSAN HARVEY DRE #00957590 susan@dppllc.com Cell: 760.250.8992



EMILY HARVEY DRE #02229612 emily@dppllc.com Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

80.23 ACRES VEGETABLE FARMGROUND

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 grea

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)

