

102.71 ACRES HAMMOND RANCH

MECCA, CA

OPPORTUNITY
ZONE

AVENUE 68

SITE

HAMMOND RD

GRANT ST

HIGHWAY 111

NWC GRANT ST & HAMMOND RD, MECCA, CA

FEATURES

- Open ground with fallowing income
- Previous citrus grove
- Reservoir and filter station
- Underground drip irrigation
- In Opportunity Zone, providing potential tax incentives
- In Ag Preserve, keeps property taxes low
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$2,310,975 (\$22,500/AC)



VICINITY MAP



2/11/25 JC



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at the northwest corner of Grant Street & Hammond Road in Mecca, CA.
- **Parcel Size:** ±102.71 acres
- **APNs:** 729-050-005
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
([Click here for RivCo Zoning Ordinance](#))
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Utilities:**
Water: 12" line in Hammond Rd
Irrigation Water: Yes; Meter #3459
Sewer: 18" sewer line at Hammond Rd & Ave 66
- **Tile Drains:** Yes; TD-538
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes),
CrA (Coachella fine sand, wet, 0-2% slopes); McB (Myoma fine sand, wet, 0-5% slopes); W (Water)
- **Reservoir:** Yes
- **Fallowing Contract:** Income: \$1091 per acre per year / Term: 1/1/26 - 12/31/26

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of the property.

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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.

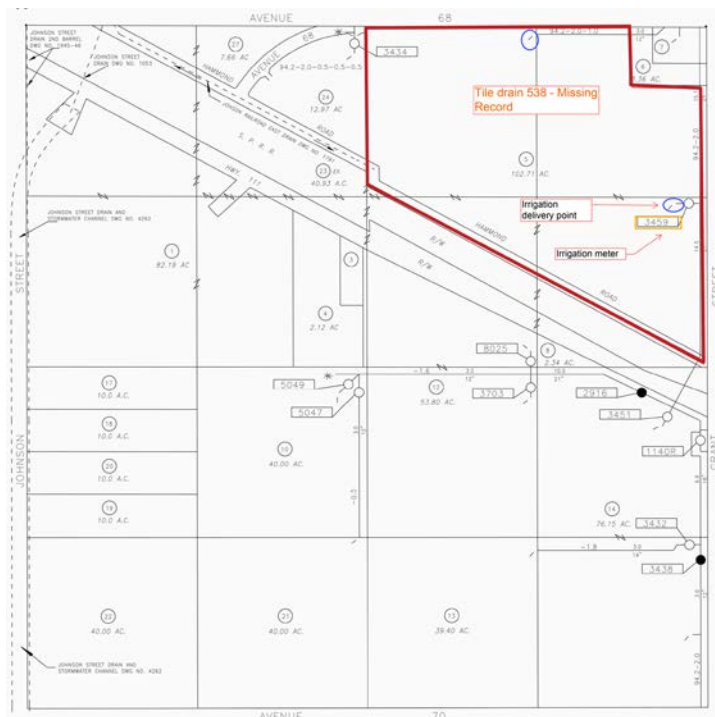
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IRRIGATION & SOILS MAPS

SOILS MAP



IRRIGATION MAP



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PROPERTY PHOTOS



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