

# 81 ACRES LINCOLN RANCH

MECCA, CA

OPPORTUNITY  
ZONE

**SITE**

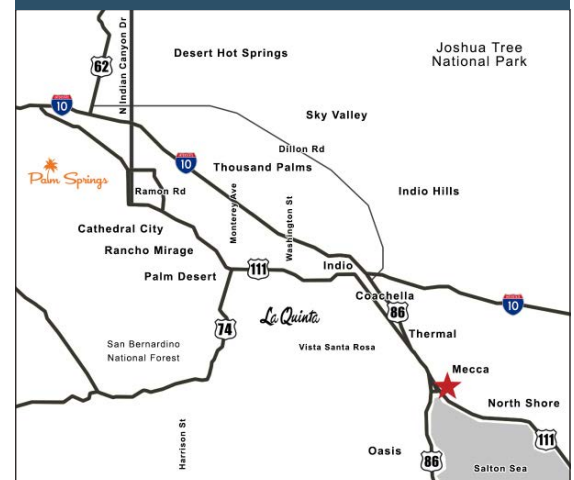
**NEC AVENUE 62 & LINCOLN ST, MECCA, CA**

## FEATURES

- Early warm farmground with efficient layout on Mecca Slope
- Open ground with fallowing income
- Surrounded by row crop, vineyard, and citrus ranches
- 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: \$1,822,500 (\$22,500/AC)**

## COACHELLA VALLEY



VICINITY MAP

  
**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



**SUSAN HARVEY**

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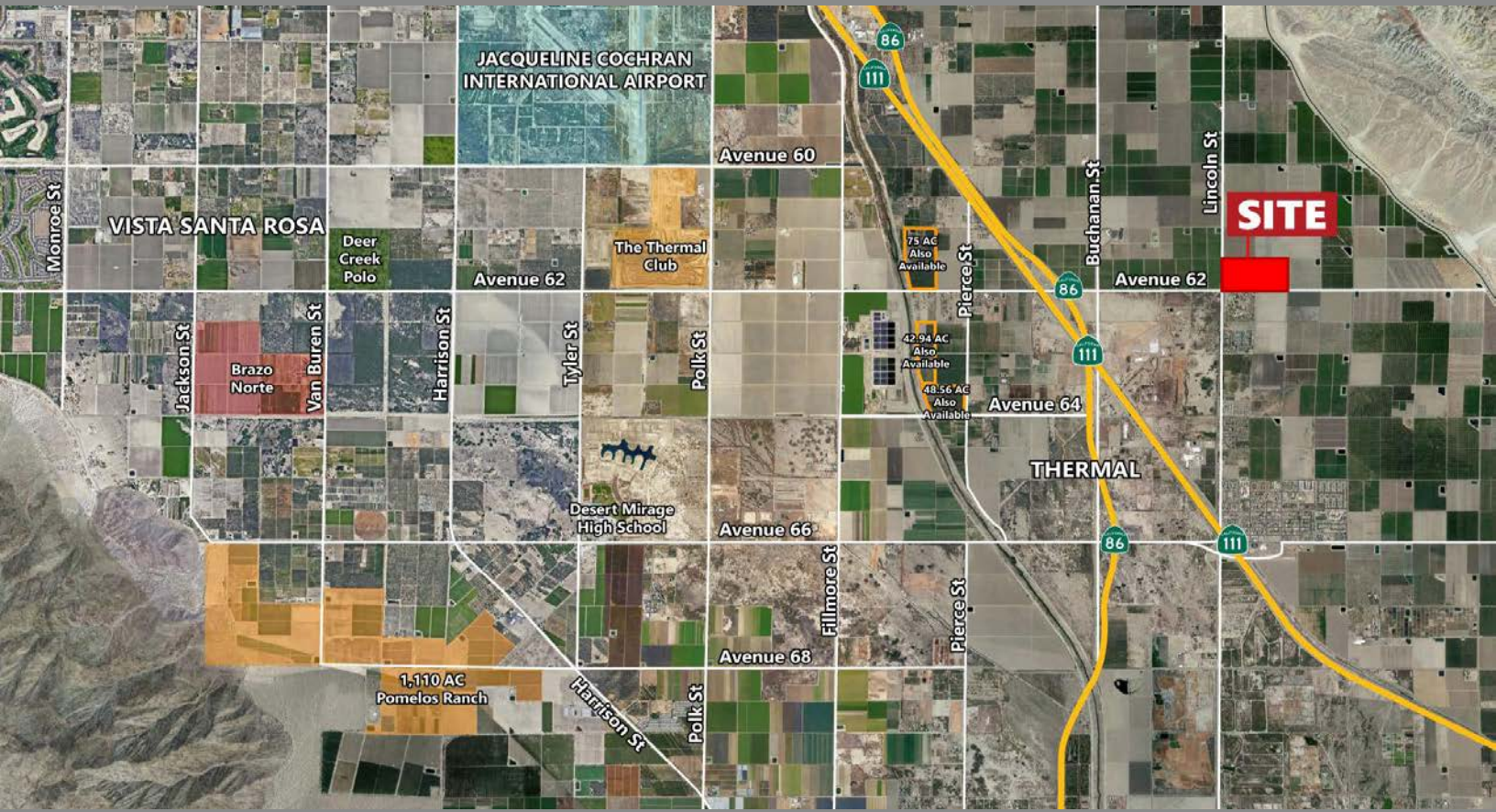


**EMILY HARVEY**

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## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** The property is located at 91666 Avenue 62, at the northeast corner of Avenue 62 & Lincoln Street in Mecca, CA.
- **Parcel Size:** ±81 acres
- **APN:** 717-280-008
- **Zoning:** A-2-10 (Heavy Agriculture, 10 ac min.)  
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Utilities:** Water: 18" line in Lincoln St south of Avenue 62  
Irrigation Water: Yes; Meter #6657 & 6634  
Sewer: 8" line in Martin Luther King Rd and at Lincoln St & Avenue 63
- **Tile Drains:** Yes; TD-116
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); McB (Myoma fine sand, wet, 0-5% slopes); It (Indio very fine sandy loam, wet); CrA (Coachella fine sand, wet, 0-2% slopes)
- **Reservoir:** No

SCAN OR CLICK THE QR CODE



#### PROPERTY VIDEO

Take a look at a video of the property.

- **Fallowing Income:**  
Income: \$1350 per acre

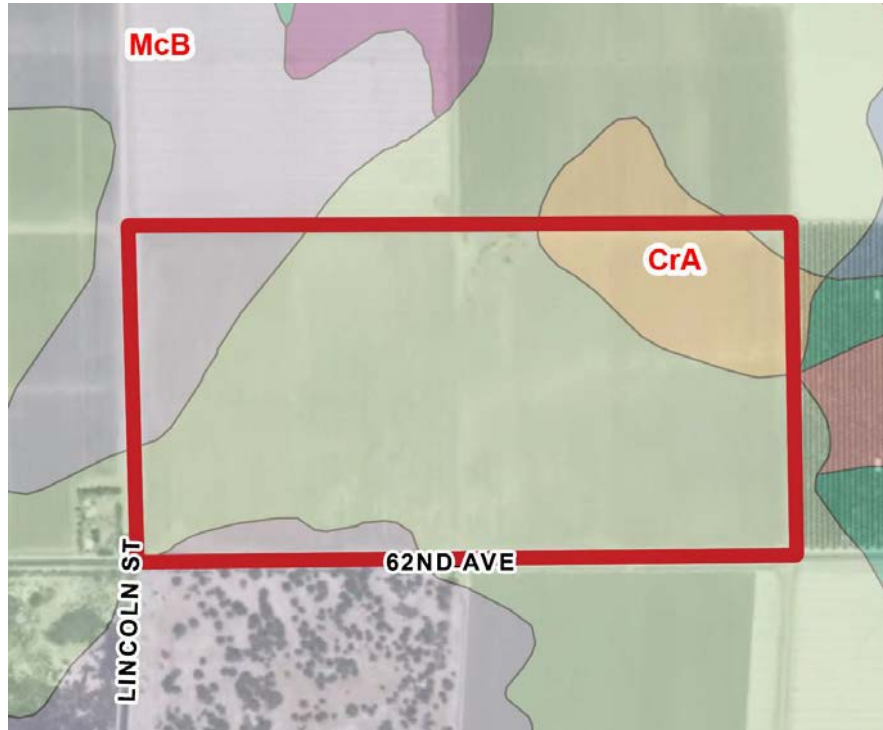
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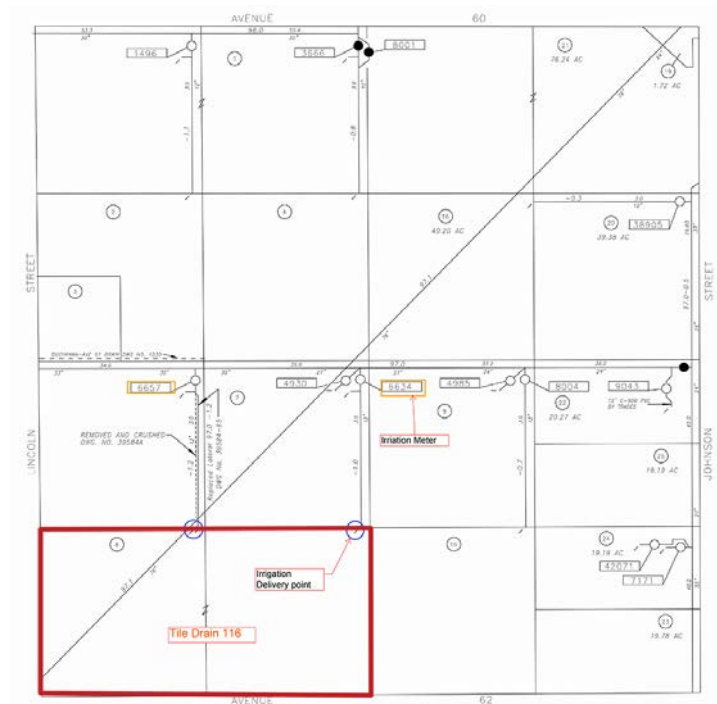
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## IRRIGATION & SOILS MAPS

### SOILS MAP



### IRRIGATION MAP



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## PROPERTY PHOTOS



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