

79.45 ACRES DATE RANCH, MECCA RANCH 9



**HUGE
PRICE
REDUCTION**

SITE

North Avenue 71/E Grant Street, Mecca

FEATURES:

- ◆ Warm farmground
- ◆ 15 acres medjools, 5 acres tall deglets, 6 acres young offshoot deglets
- ◆ 50 acres open farmground
- ◆ **Asking Price: \$1,400,000 (\$17,621/ac)**

[CLICK HERE FOR PROPERTY PHOTOS](#)



Property Photo

Ranch 9

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The information herein has been obtained from various sources.

We have no reason to doubt its accuracy, but do not guarantee it.

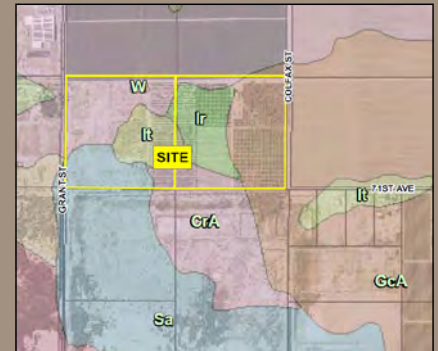
Property Photo

79.45 acres Avenue 71/Grant, Mecca



Site Amenities:

- **Location:** The property is located at the northwest corner of Colfax & Avenue 71.
- **APNs/Parcel Sizes:** 729-120-003 (40 acres), 004 (39.45 acres)
- **Zoning:** W-2 (Controlled Development); W-1 (Watercourse, Watershed & Conservation Areas)
- **General Plan:** AG (Agriculture), OS-W (Open Space, Water)
- **Soils:** CrA (Coachella fine sand, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), Ir (Indio fine sandy loam, wet), Sa (Salton fine sandy loam), GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Irrigation Meters:** Meter #3669
- **Tiled:** Yes
- **Ag Preserve:** No
- **Reservoir:** No
- **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 Colfax. Travel approx. 3/4 mile to the site. The property is at the northwest corner of Colfax and Avenue 71.



Soils Map

Total Tree Counts

		Offshoots
Medjools	457	
Deglets	245	1
Total:	702	1

Yields By Variety

	2017	2018
Medjools	53,680	66,900
Deglets	45,360	36,640
Net Yields	99,040	103,540