

# COACHELLA TABLE GRAPES & KOOLCO COLD STORAGE FACILITY



**675.19± Acres** | Riverside County, CA



Early Bird Ranch - **SOLD**

Wheeler Ranch - **SOLD**

Thermal Ranch - **SOLD**

Bell Royale Ranch - **AVAILABLE**

Koolco Cold Storage - **SOLD**

Exclusively Presented By:



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CA BRE #00020875

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## PROPERTY OVERVIEW

### DESCRIPTION

A unique opportunity to acquire 675.19± acres of quality table grapes along the early maturing Mecca Slope in the Coachella Valley. The turn-key Grapeman table grape operation includes top varieties with state-of-the-art "V" trellis. Irrigation water is supplied to the properties from Coachella Valley Water District. Reservoirs with pumping/filtration stations are strategically located on the properties to distribute water to the vines via drip irrigation.

The concrete block Koolco Cold Storage Facility is included in the offering. It is located in the City of Coachella and was built in 1978, then modernized in 2011.

A buyer is encouraged to seek advice from their tax consultant regarding the potential, favorable tax benefits of purchasing the Coachella Valley table grapes and Koolco Cold Storage Facility.

### LOCATION

The four ranches are located between 3-7 miles east and southeast of the town of Mecca in the Coachella Valley, just north of Salton Sea. All ranches are located within two miles of Highway 111 and are all in Riverside County. The cold storage facility is located in the City of Coachella, between Highways 111 and 88.

### PLANTINGS

<u>Net Acres</u>	<u>Varieties</u>
159.5±	Scarlet Royal
108.0±	Sugraone
89.9±	Flames
38.8±	Timpson (new development)
25.2±	Summer Royal
20.0±	Organic Lemons
19.1±	Ivory (Shegene21)
16.6±	Valley Pearl (new development)
16.0±	Autumn King
15.8±	Thompson
118.0±	Open

***\*Buyer to independently verify planted acreages listed.***

### WATER

Coachella Valley Water District  
Historically had unlimited water supply.  
\$34.32 per acre foot water charge (2017)  
\$130.42 per acre water assessment (2017)  
Plus turnout energy costs  
100% drip irrigation

### EQUIPMENT

A list of farm equipment for sale available to buyer upon request.

### BUILDINGS

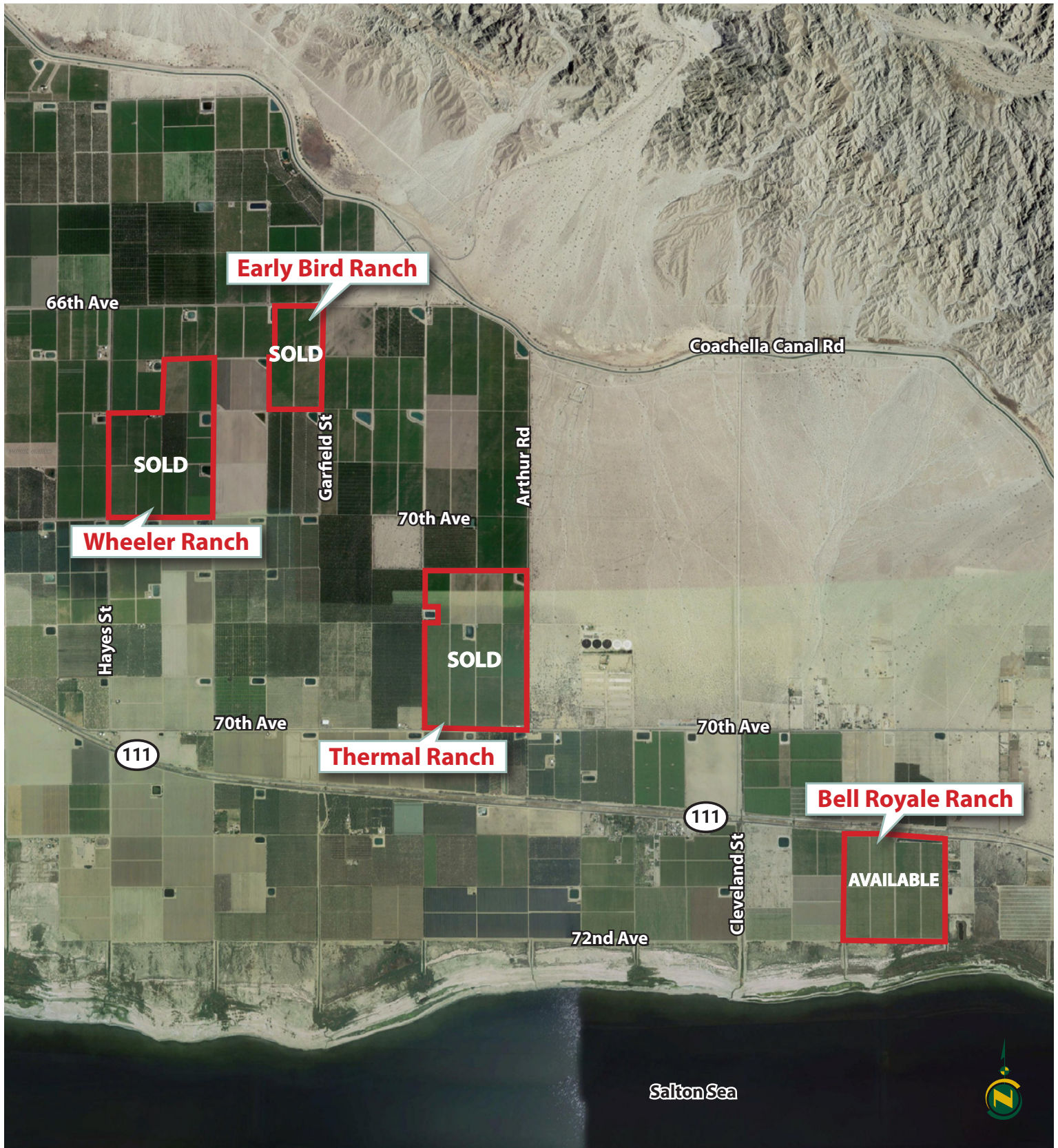
Modern cold storage facility, with pre-cooling rooms, holding rooms, receiving area, shipping area, loading dock with five truck bays, and an administrative office.  
Metal shop/storage building located on the Thermal Ranch.  
Headquarters with multiple shop/storage buildings located on the Wheeler Ranch.

### PRICE/TERMS

\$26,517,154 cash at the close of escrow. The 2018 crop is negotiable.



## RANCH LOCATIONS MAP



## Early Bird Ranch

**73.32± ASSESSED ACRES**

### LOCATION

3.5± miles east of the town of Mecca, along 66th Avenue in the Coachella Valley. Just two miles directly north of Highway 111.

### LEGAL

73.32± assessed acres  
Riverside County APN's: 727-202-011 & 013

### PLANTINGS

53± acres - Flame Seedless  
18± acres - Shegona (new development)

### WATER

Coachella Valley Water District  
65HP irrigation pump  
Drip irrigation

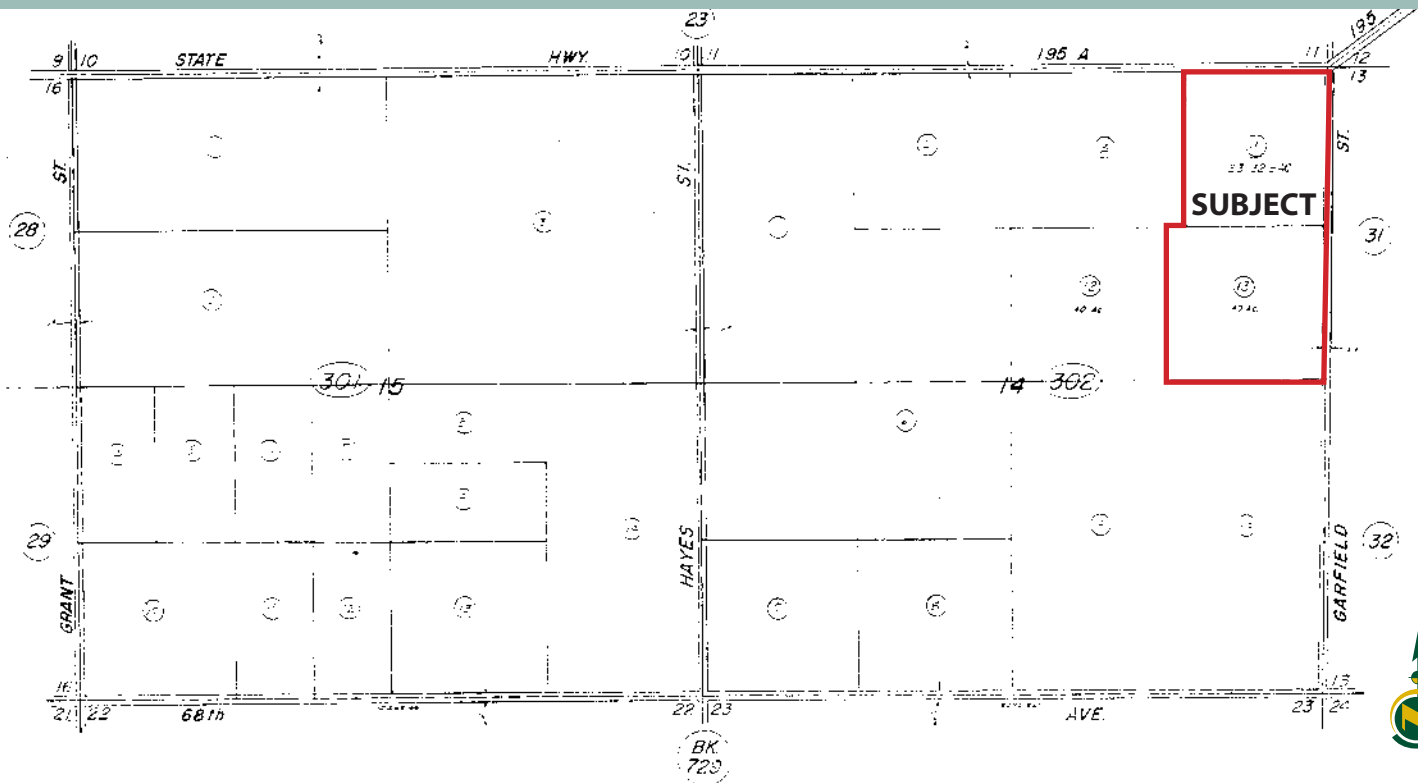
### SOILS

Carsitas gravelly sand, 0 to 9 percent slopes  
Myoma fine sand, 0 to 5 percent slopes

### PRICE/TERMS

\$3,682,338 cash at close of escrow (\$50,223 per acre). The 2018 crop is negotiable.

## ASSESSOR'S PARCEL MAP





**PHOTOS**

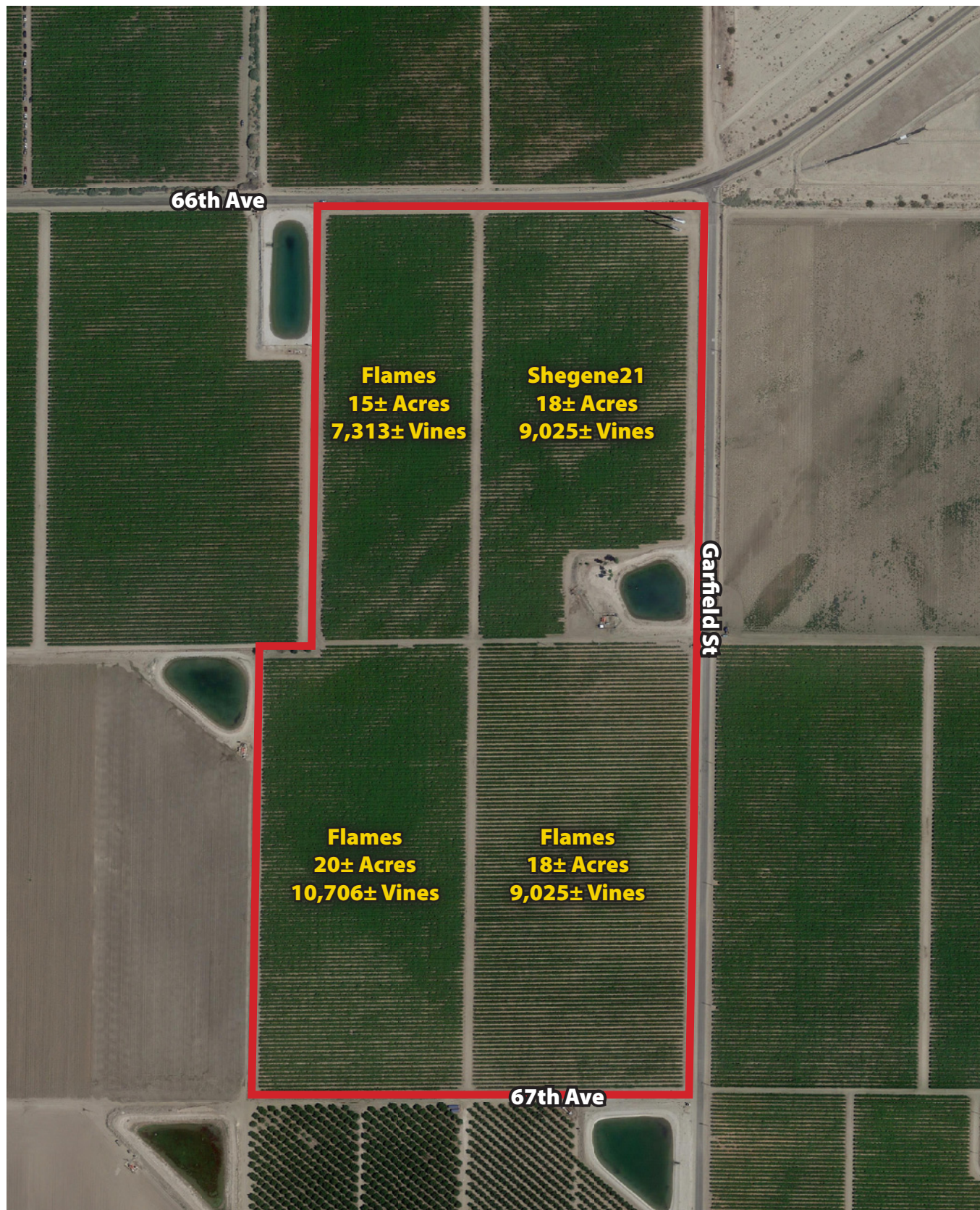
**Early Bird Ranch**





**PLANTING MAP**

**Early Bird Ranch**





# SOIL MAP

## Early Bird Ranch



Map unit symbol	Map unit name
CdC	Carsitas gravelly sand, 0 to 9 percent slopes
MaB	Myoma fine sand, 0 to 5 percent slopes



# Wheeler Ranch

**200.00± ASSESSED ACRES**

## LOCATION

3± miles east of the town of Mecca, and just south of 66th Avenue in the Coachella Valley.  
1.5 miles directly north of Highway 111.

## LEGAL

200.00± assessed acres  
Riverside County APN's: 727-202-006, 007 & 008

## PLANTINGS

60± acres - Sugraone 50± acres - Flame Seedless  
20± acres - Organic Lemons 20± acres - Valley Pearl (newly planted)  
8± acres - Summer Royal 40± acres - open for replanting

## WATER

Coachella Valley Water District  
50HP turbine irrigation pump  
30HP centrifugal irrigation pump  
Drip irrigation

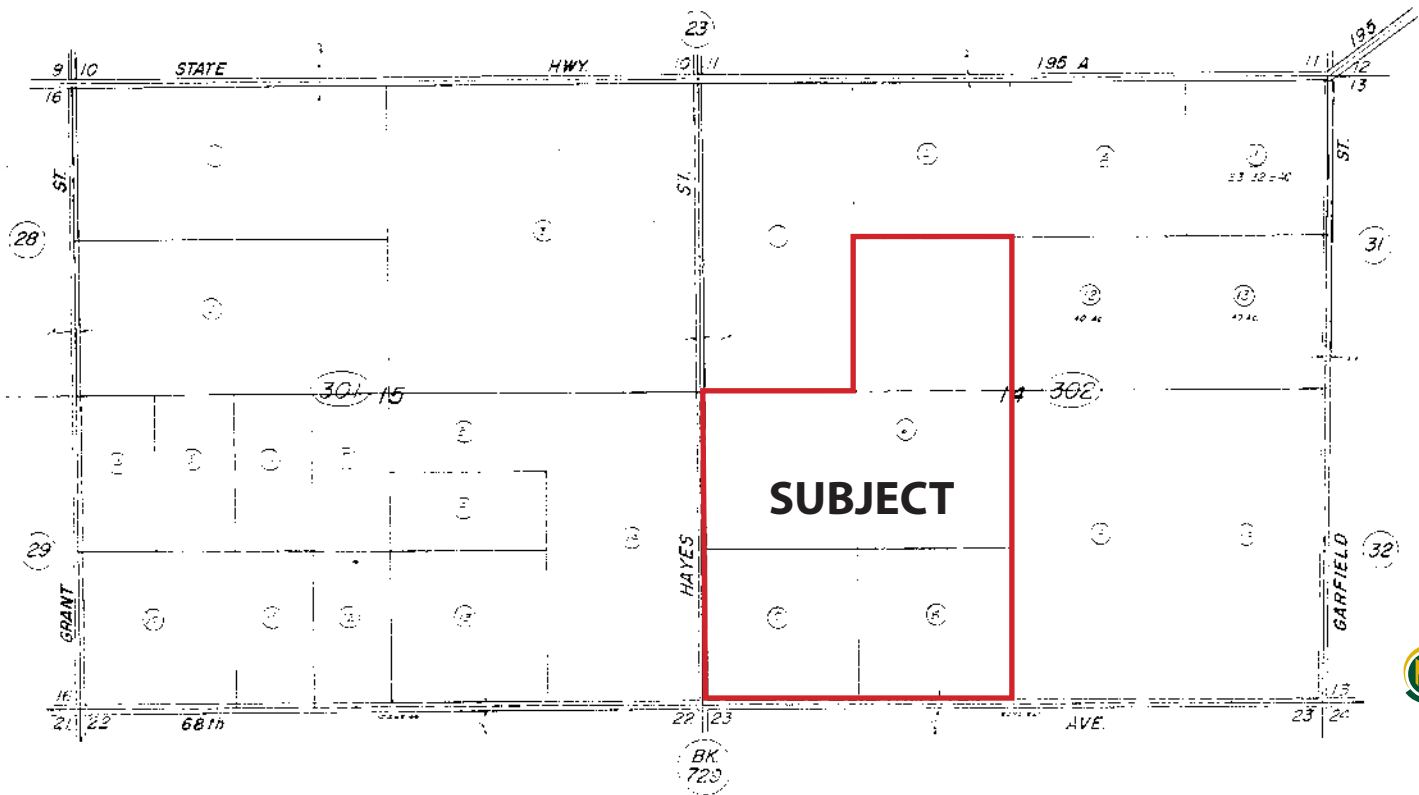
## SOILS

Carsitas gravelly sand, 0 to 9 percent slopes  
Coachella fine sand, wet, 0 to 2 percent slopes  
Myoma fine sand, 0 to 5 percent slopes  
Myoma fine sand, wet, 0 to 5 percent slopes

## PRICE/TERMS

\$7,500,545 Cash at close of escrow (\$37,503 per acre). The 2018 crop is negotiable.

## ASSESSOR'S PARCEL MAP





PHOTOS

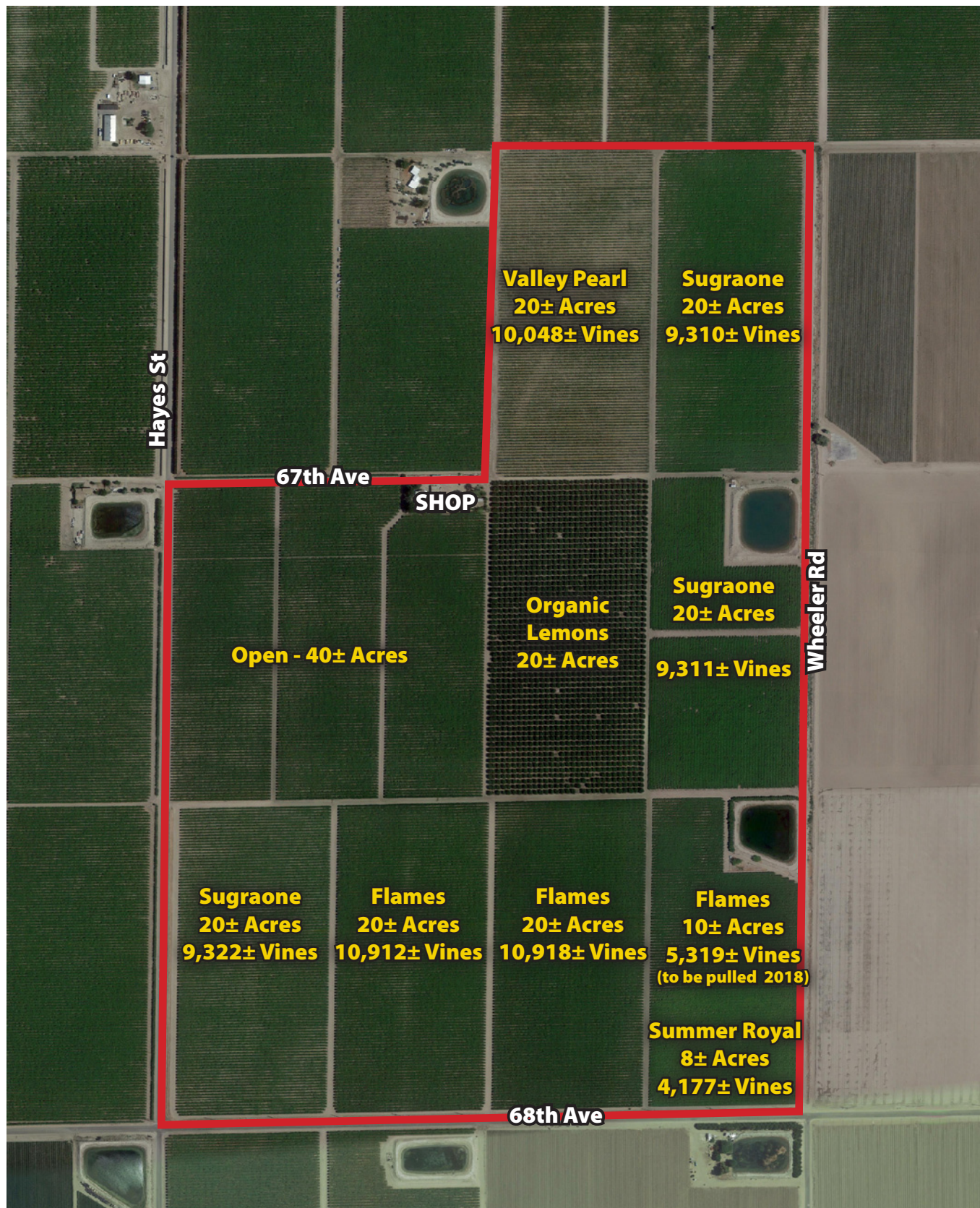
Wheeler Ranch





**PLANTING MAP**

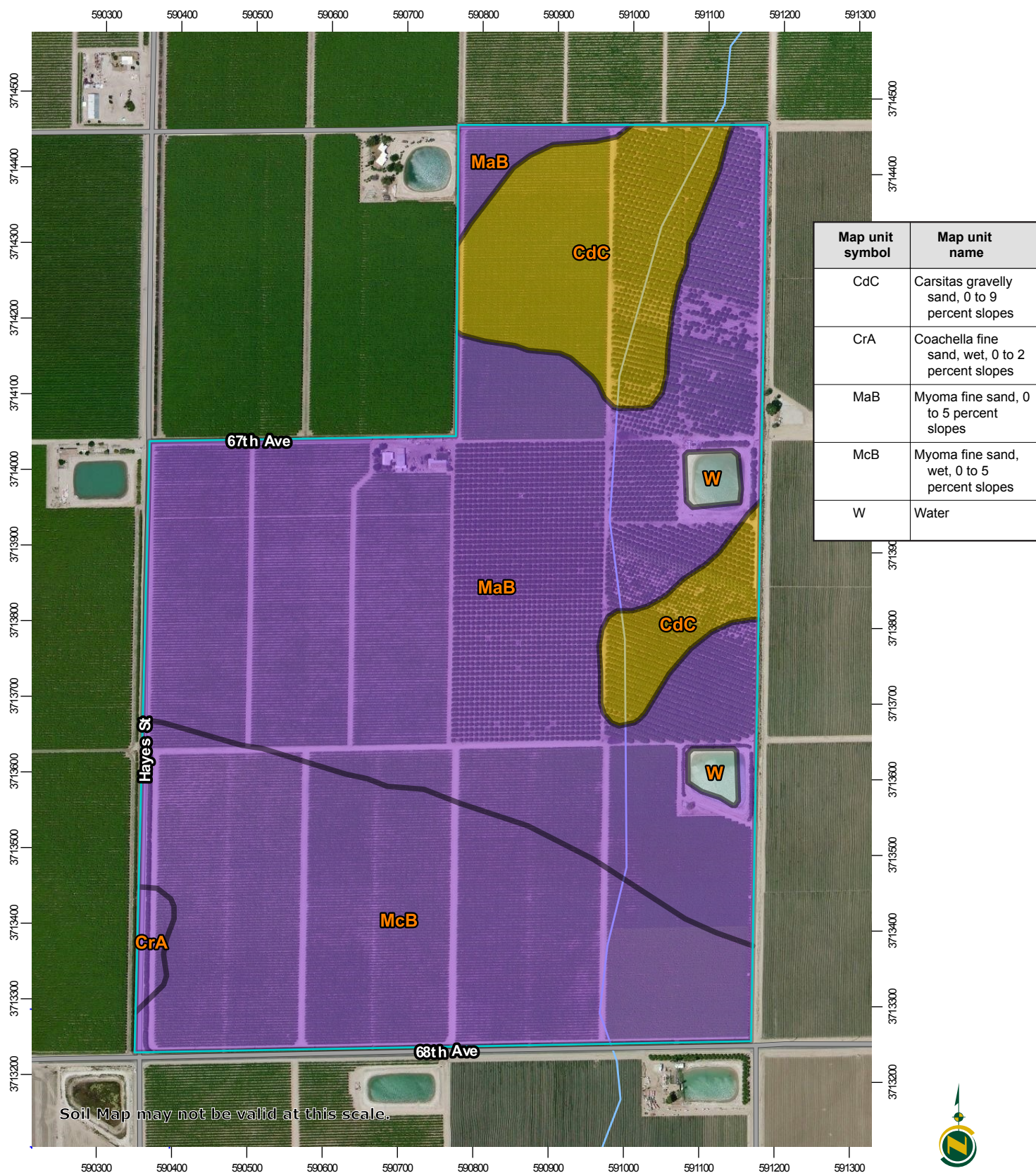
**Wheeler Ranch**





## SOIL MAP

## Wheeler Ranch



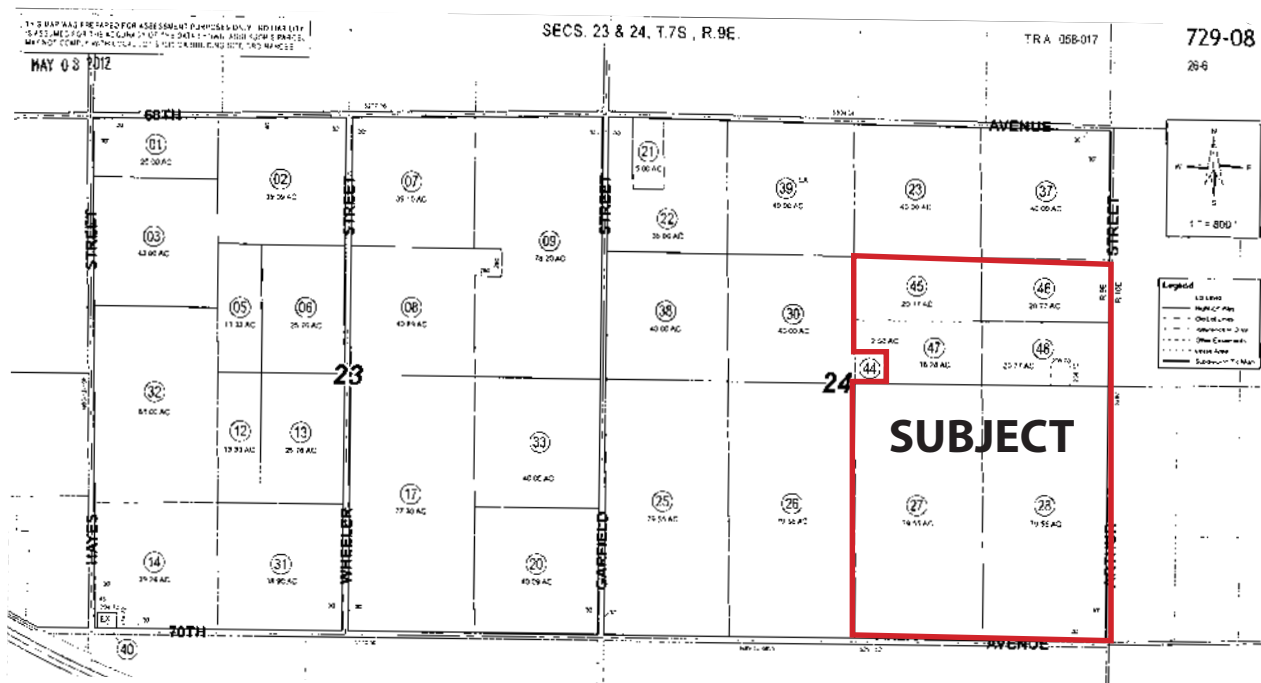
# Thermal Ranch

**239.69± ASSESSED ACRES**

<b>LOCATION</b>	6± miles southeast of the town of Mecca, in the Coachella Valley. One-quarter mile directly north of Highway 111.
<b>LEGAL</b>	239.69± assessed acres Riverside County APN: 729-080-027, 028, 045, 046, 047 & 048
<b>PLANTINGS</b>	40± acres - Sugraone 20± acres - Autumn King 20± acres - Scarlet Royal 78± acres - open for replanting 36± acres - Timpson (planted 2017) 20± acres - Summer Royal 20± acres - Thompsons
<b>WATER</b>	Coachella Valley Water District 50HP turbine irrigation pump 60HP turbine irrigation pump 50HP turbine irrigation pump Drip irrigation
<b>SOILS</b>	Carsitas gravelly sand, 0 to 9 percent slopes Coachella fine sand, wet, 0 to 2 percent slopes Myoma fine sand, 0 to 5 percent slopes
<b>BUILDING/IMPROVEMENTS</b>	A large metal shop/storage building located within a perimeter fenced equipment yard.
<b>PRICE/TERMS</b>	\$9,126,141 cash at close of escrow (\$38,075 per acre). The 2018 crop is negotiable.

**SOLD**

## ASSESSOR'S PARCEL MAP





**PHOTOS**

**Thermal Ranch**





**PLANTING MAP**

**Thermal Ranch**





# SOIL MAP

## Thermal Ranch





# Bell Royale Ranch

**158.18± ASSESSED ACRES**

## LOCATION

7± miles southeast of the town of Mecca along Highway 111, in the Coachella Valley.  
Adjacent to and south of Highway 111.

## LEGAL

158.18± assessed acres  
Riverside County APN's: 725-110-004 & 005

## PLANTINGS

158± acres - Scarlet Royal

## WATER

Coachella Valley Water District  
45HP irrigation pump  
45HP irrigation pump

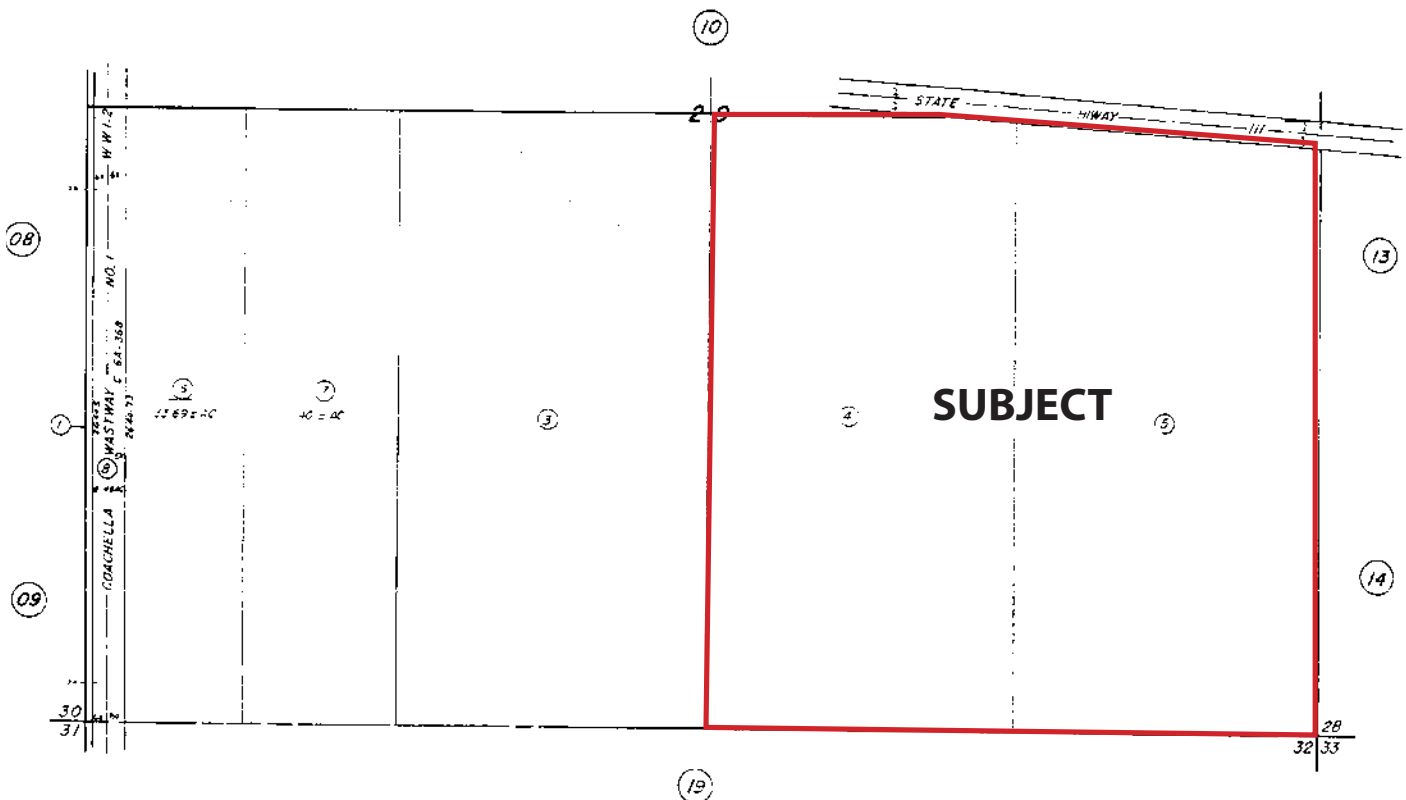
## SOILS

Carsitas gravelly sand, 0 to 9 percent slopes  
Coachella fine sand, wet, 0 to 2 percent slopes  
Myoma fine sand, wet, 0 to 5 percent slopes

## PRICE/TERMS

\$4,508,130 cash at close of escrow (\$28,500 per acre). The 2018 crop is negotiable.

## ASSESSOR'S PARCEL MAP





**PHOTOS**

**Bell Royale Ranch**





## PLANTING MAP

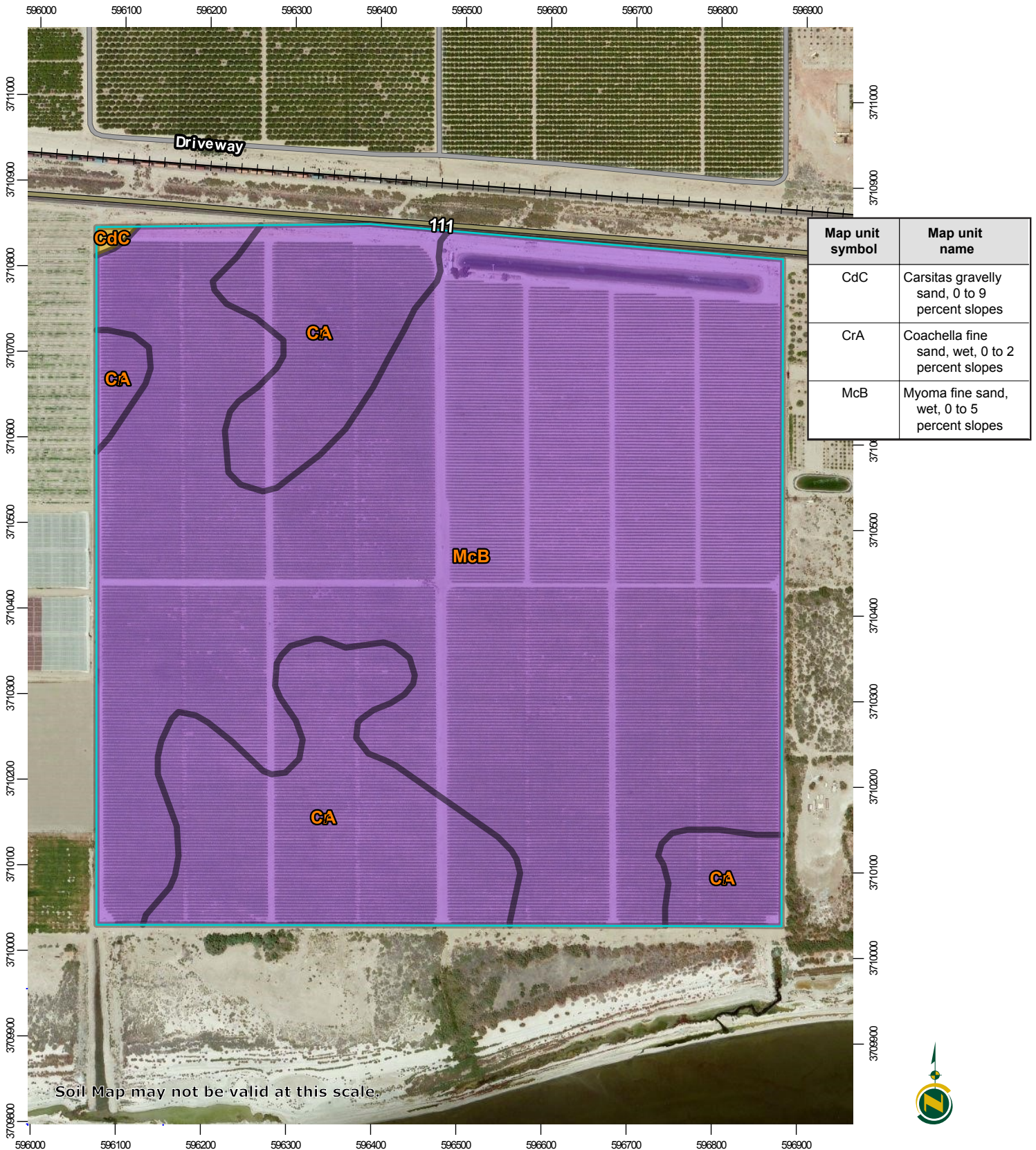
## Bell Royale Ranch





# SOIL MAP

## Bell Royale Ranch





# Koolco Cold Storage

**4.0± ASSESSED ACRES**

## DESCRIPTION

The concrete block cold storage facility was constructed in 1978. The facility contains a main office, two pre-cooler rooms, two holding rooms, a loading area including a shipping office, mechanical room, electrical room, restrooms, receiving area, and a depressed loading dock with five truck bays. The ammonia refrigeration system has three 150 HP compressors.

## LOCATION

The property is located on the east side of Industrial Way just south of 52nd Avenue at 52112, Industrial Way, Coachella, California, 92236.

## LEGAL

A portion of section 9, T6S, R8E, S.B.B.&M.  
Riverside County APN: 763-400-010, 023 & 024

## UTILITIES

Water and sewer service is provided by the City of Coachella.

## SITE IMPROVEMENTS

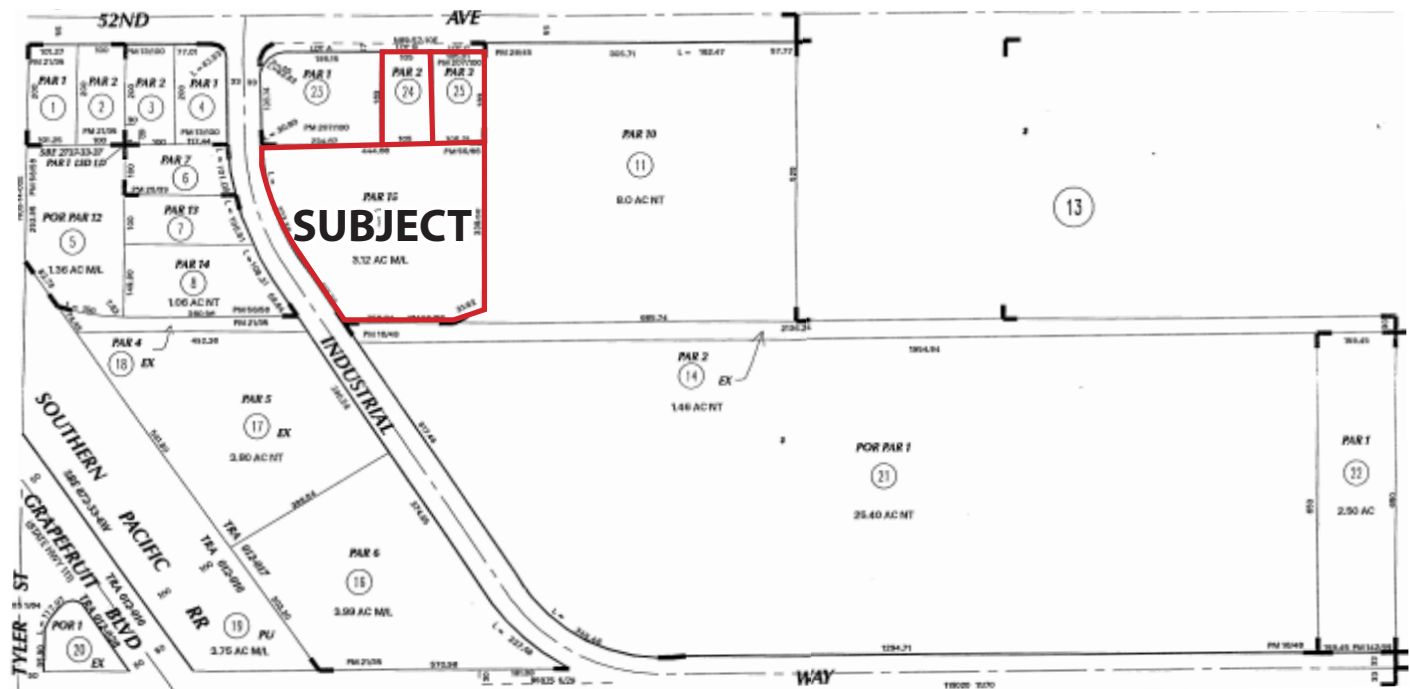
Site improvements consist of a combination of chain link fence and concrete block wall around the perimeter of the property. With the exception of the building area, the entire property has asphalt paving. There are also curbs, gutters and landscaping along the street.

## PRICE/TERMS

\$1,700,000 cash at close of escrow.

**SOLD**

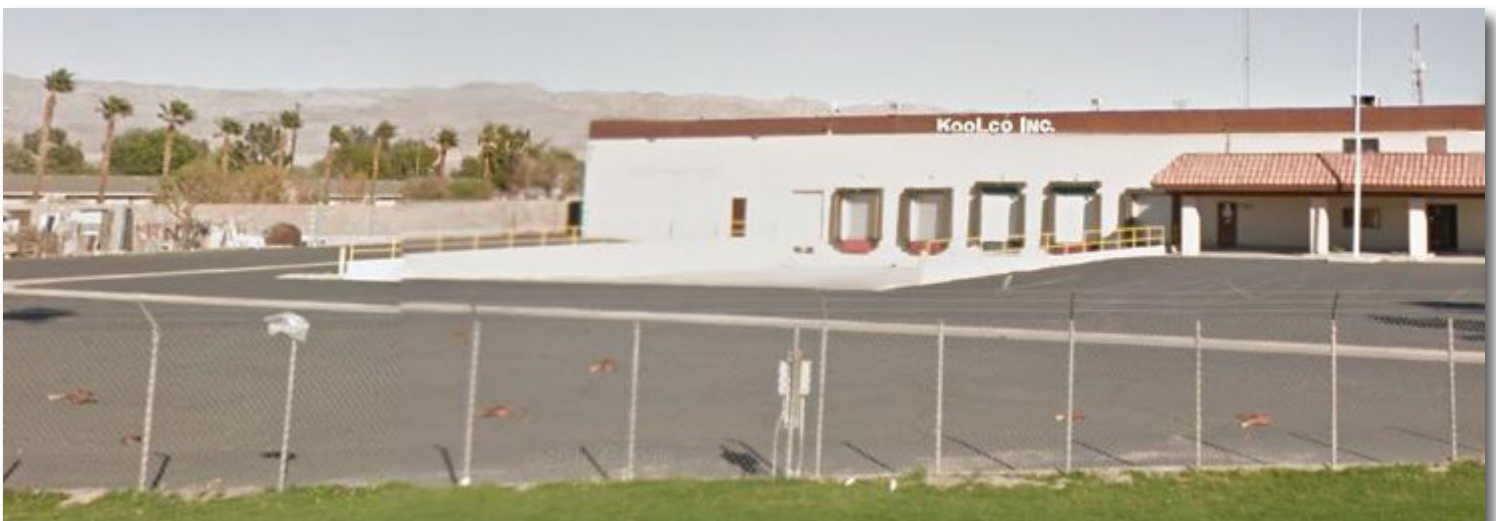
## ASSESSOR'S PARCEL MAP





**PHOTOS**

**Koolco Cold Storage**





**SITE AERIAL**

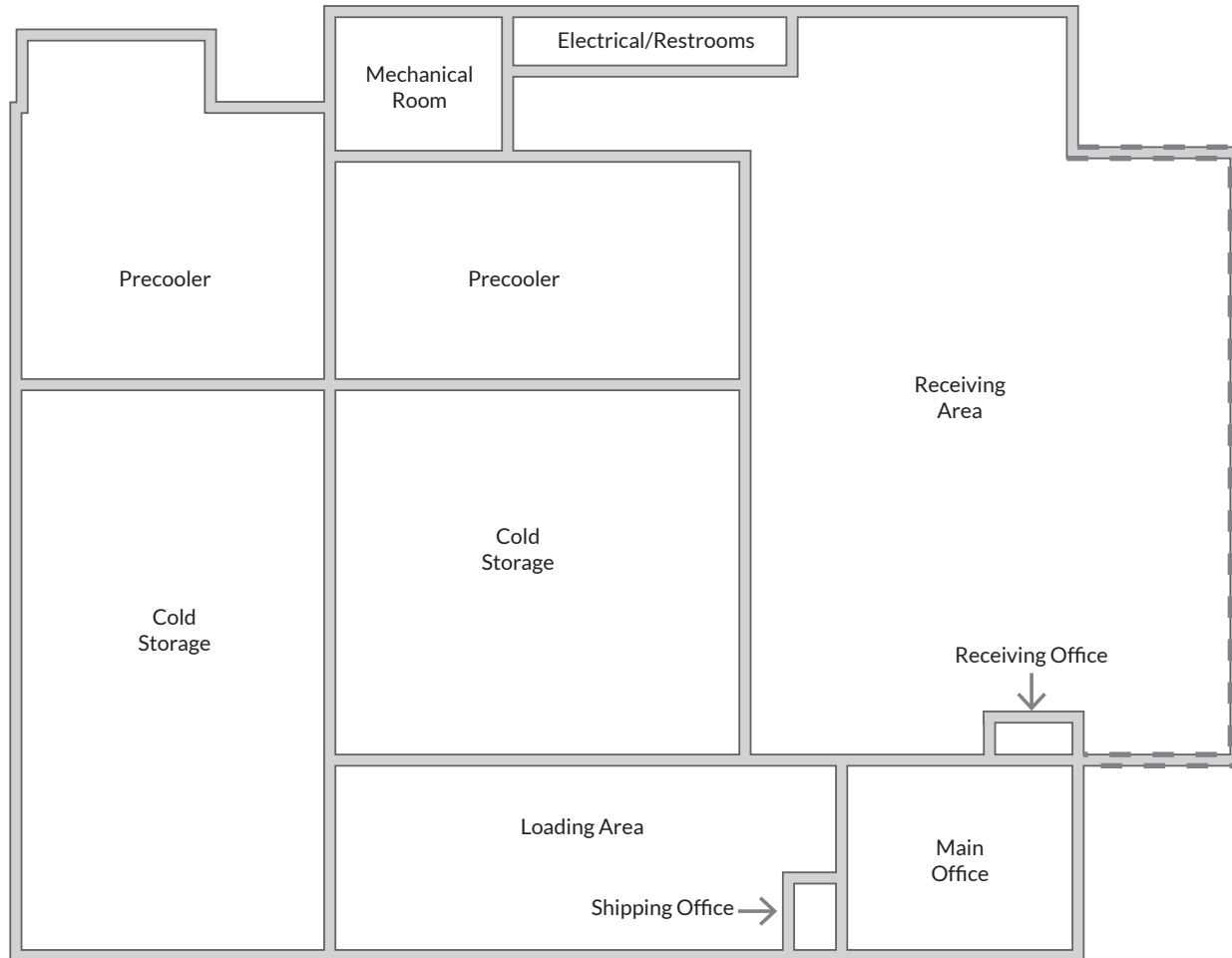
**Koolco Cold Storage**





## FLOOR PLAN

## Koolco Cold Storage



Loading  
Dock

	Refrigerated	Non Refrigerated
Main Building	14,804± SF	2,784± SF
Mechanical Room		720± SF
Electrical/Restrooms		480± SF
Office		2,560± SF
Office		96± SF
Office		128± SF
Receiving Area		10,520± SF
<b>TOTAL</b>	<b>14,804± SF</b>	<b>17,288 SF</b>

*\*Buyer to independently verify building square footage and room sizes.*





# COACHELLA TABLE GRAPES & KOOLCO COLD STORAGE FACILITY

675.19± Acres  
RIVERSIDE COUNTY, CA



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559.432.6200

### VISALIA

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Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777



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