



KOREK LAND COMPANY, INC.

***GREAT INVESTMENT /
FAMILY ENTERTAINMENT!***

**486 Acres with Clubhouse, Guest Quarters,
Fishing & Bird Hunting
Mecca/Salton Sea; Riverside County, CA**

- LOCATION:** Only ~15 miles SE of La Quinta and 8 miles south of the Jacqueline Cochran Regional Airport, in the Mecca/Salton Sea area of Riverside County 92254. A quick flight from Los Angeles/Orange County or a ~two-hour drive. Heading south on Lincoln Avenue from 66th Avenue, you enter the property through a private gate. The NE corner of the property is 72nd and Lincoln Avenues; NW corner is 72nd Avenue and Buchanan Street; SW corner is 74th Avenue and Buchanan Street. Adjacent to the Whitewater River. Quiet, peaceful, relaxing; you can duck, dove, quail hunt in shirt sleeves. **Call Larry at 310-919-7803 to arrange a tour.**
- ASSETS:** An electric gate at the Lincoln/72nd Avenue entrance; other manual gates providing access to Buchanan Street. The subject is improved with an ~8,800 SF clubhouse/owner/guest quarters built sometime in the 1980s. There are three recreational fishing ponds, various duck ponds, three water wells with electric pumps, a caretaker's facility, overflow sleeping facilities and storage sheds all served by dirt roads.
- APN/SIZE:** The Fee Simple Property consists of APN's 729-150-001 thru 007 and APN 729-150-019 = ~486 acres. [Click Here](#) for APN's, sizes and location. The Property Owner also has an expired Leasehold Interest in APN 729-150-020, which is adjacent to the southeast corner of the ~486 acres. The Lease is with the Coachella Valley Water District at the rate of about \$1.00 per year.
- TOPO:** Gentle terrain; drains SE toward the Salton Sea. Ideal for off-road vehicles, skeet and trap shooting or just some target practice. Equine boarding and riding is a natural.
- PONDS:** 15 to 20 various size ponds have been developed. Two are presently flooded in the SW corner for duck hunting during the season, the owner decides when to flood the other ponds. When dry, they may be used for quail and dove hunting during the season. Other birds and wildlife abound which facilitates bird watching. The clubhouse looks over 3 ponds for fishing, small boat use and children's entertainment.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992

ZONING: W1 and W2 zoning (watercourse, watershed) per the County of Riverside. The W2 zoning, the least restrictive, is on the western portion of the property along Buchanan Street, allowing the permanent structures; W1 zoning permits hunting clubs. Additionally, the property is located in the Coachella Valley Stormwater and Delta Conservation area. [Click Here](#) for GIS Report.

A Golf Course, field, tree, bush crops, herb gardening, apiaries along, with grazing of cattle, horses, sheep, goats and similar livestock is also permitted. Solar power plants on 10 or more acres requires a Conditional Use Permit.

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: Three wells and booster pump provide water (Coachella Valley Water District), sewer is a septic system, power to the site, and propane for gas. The site lends itself to a self-sustaining-solar-energy field if buyer wishes to pursue it. [Click here](#) for 2022 water report.

STRUCTURES: A lovely ~8,800 SF one story furnished clubhouse facility with a western style BBQ in front, two-bedroom, two bath owner's suite, large living room, dining room, pool table and full kitchen. Four guest bedroom/baths are attached to form a U shape rear patio space with an attached garage. Another eight guest rooms are detached from the Clubhouse, as well as a caretaker's home. All of the structures have air conditioning.

EXTRAS: The sale includes various personal items including two street legal Ford F150 trucks, two utility Jeeps, two off road Jeeps and various other equipment including two tractors, a disk, B-G scraper, an older D3 Caterpillar tractor, two 15' boats, and a canoe with trailer.

MISC: For several decades the owners have used the setting and bird hunting as a business and family retreat: fun, adventure, entertainment and bird watching. Now you, your company, a group of friends and/or bird enthusiasts may have the same enjoyment.

AS-IS: Seller makes no warranties or representations concerning the property or structures. Buyer is to conduct the level of Due Diligence they feel is required to evaluate the purchase. The sale is "AS-IS", "WHERE IS".

PRICE: Asking \$2,980,000. Seller is open to Offers!

CONTACT: Larry D. Lynch – CalDRE 01180573 at larry.lynch@korekland.com or (310) 919-7803.