

OFFERING MEMORANDUM

KAFFER AVOCADO & CITRUS RANCH

*A ±46-acre avocado &
citrus property along
Cameron Road & De Anza
Road in Riverside County*





Exclusively Listed by

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) with the prior written authorization of Kidder Mathews and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any of the content in any fashion or manner detrimental to the interest of Owner or Kidder Mathews.

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EXECUTIVE SUMMARY

AN ESTABLISHED ±46 AC FARMING OPERATION IN RIVERSIDE COUNTY

Kidder Mathews is pleased to present the Kaffer Avocado & Citrus Ranch, a ±46 acre avocado and citrus property in the southwest corner of Riverside County, California. Situated in the prime agricultural region of De Luz, this property is comprised of approximately 41 net planted acres of avocado and citrus trees.

ADDRESS	Along Camaron Road & De Anza Road
GROSS LAND SIZE	±46 Gross Acres
NET PLANTED ACREAGE	±41 Acres
ZONING	A-120, Light Agriculture



PROPERTY OVERVIEW

PROPERTY DETAILS

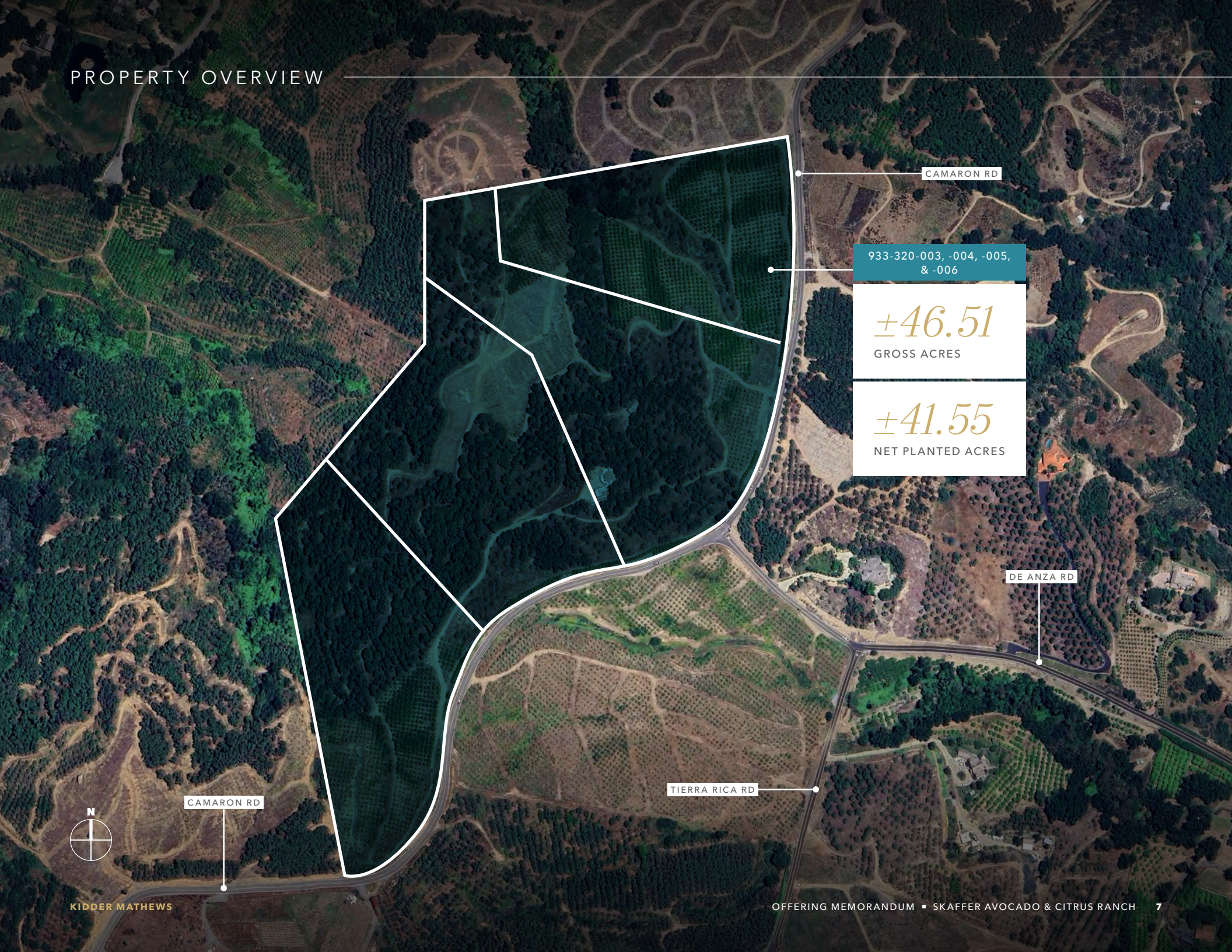
Kaffer Avocado & Citrus Ranch, a commercial farming operation in Riverside County, CA, is professionally managed by McMillan Farm Management, a well-established and highly reputable avocado and citrus management company.

The Buyer can take advantage of the current management team, offering a fully passive investment option. Significant tax benefits may be available for California farmers including depreciation on the trees & operational write offs. Contact your accountant or reach out to our listing team for more information.

Existing home can be remodeled or a new build could be undertaken at a significantly reduced cost utilizing the existing infrastructure and pad.

SIZE	±46.51 gross acres
NET PLANTED ACREAGE	±12.55 acres of Tangos (2.44 AC young, 7.6 AC mature) ±29 acres of Avocados (3 AC young, 26 AC mature)
CROP MIX	Avocados & Tango Mandarins
AVOCADO TREE COUNT	1,649 mature trees planted in 1977, at 24' x 24' spacing. 450 new trees planted in 2023 at 15' x 15' spacing
TANGO TREE COUNT	2,590 trees planted in 2015 at 15' x 15' spacing
PARCEL NUMBERS	933-230-003, -004, -005, -006
TOPOGRAPHY	Mostly gentle with some steeper portions
WATER SOURCE	Irrigation is provided via Rancho California Water District
ZONING	A-120, Light Agriculture

PROPERTY OVERVIEW



CAMARON RD

933-320-003, -004, -005,
& -006

+46.51
GROSS ACRES

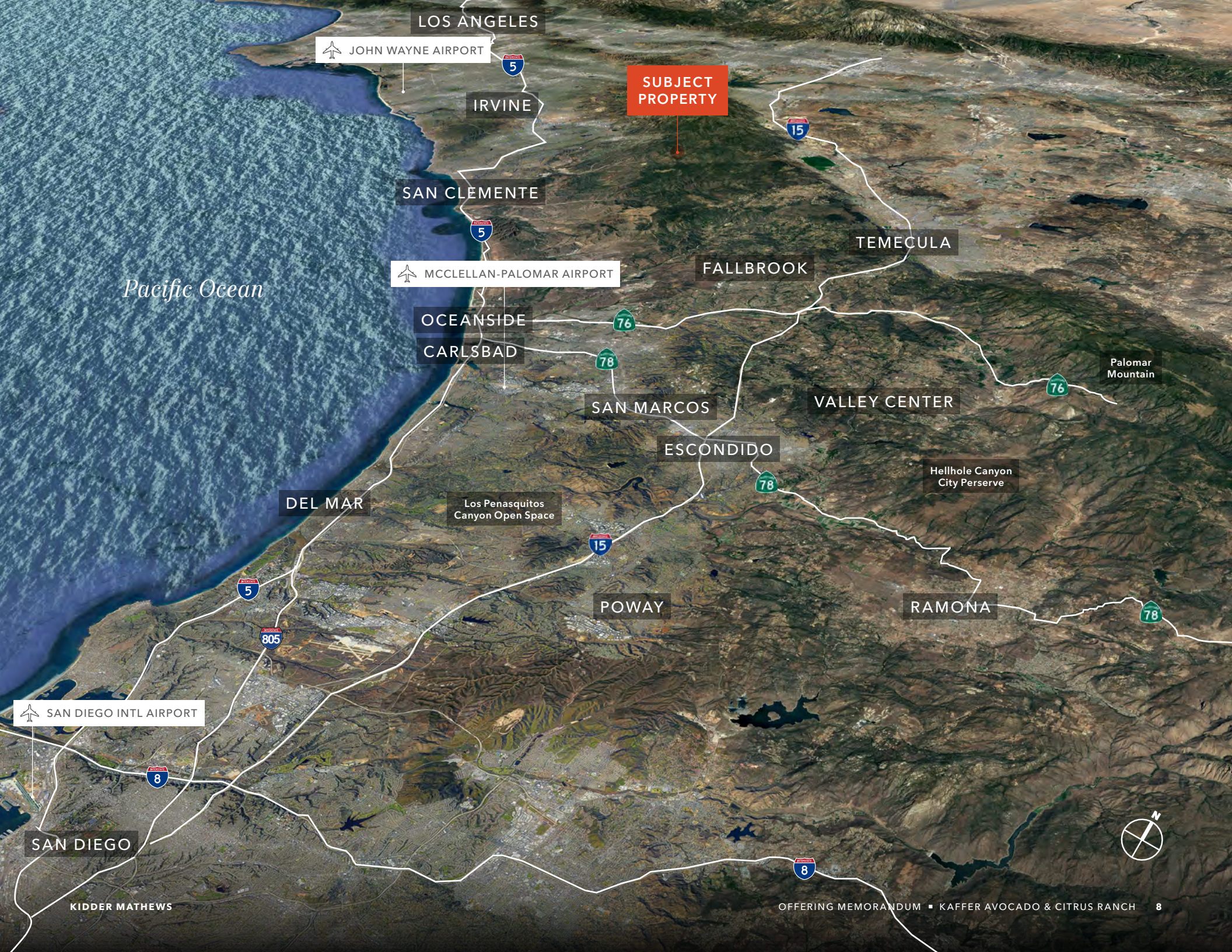
+41.55
NET PLANTED ACRES

DE ANZA RD

TIERRA RICA RD

CAMARON RD





LOS ANGELES

JOHN WAYNE AIRPORT

IRVINE

SUBJECT PROPERTY

SAN CLEMENTE

15

TEMECULA

Pacific Ocean

MCCLELLAN-PALOMAR AIRPORT

FALLBROOK

OCEANSIDE

76

Palomar Mountain

CARLSBAD

78

VALLEY CENTER

SAN MARCOS

ESCONDIDO

78

Hellhole Canyon City Preserve

DEL MAR

Los Penasquitos Canyon Open Space

15

POWAY

RAMONA

78

SAN DIEGO INTL AIRPORT

5

805

SAN DIEGO

8

8



WATER

Irrigation water for Kaffer Avocado & Citrus Ranch is supplied by Rancho California Water District via two, 2 inch agricultural water meters.

Rancho California Water District, a local independent "Special District," organized on August 16, 1965, operating pursuant to the California Water District Law, Division 13 of the California Water Code. Because a wide range of general and special acts exist in state law, water special districts are governed by a large number of distinct statutory authorizations, which allows the District to provide designated water services. The District's seven-member governing body, the Board of Directors, is directly elected by the voters for a fixed term of four years and is responsible for setting policy and decision making. Legally a "political subdivision of the state," Rancho Water operates in an open and public environment. The District's responsible fiscal management and planning provide the financial means to ensure reliable water and wastewater system operations.



LOCATION OVERVIEW



CASUAL, PICTURESQUE & *THRIVING* *OPPORTUNITY*

Nestled within the enchanting landscapes of Fallbrook & along the edge of the Temecula Valley, lies a hidden gem known as De Luz.

De Luz neighborhood is located just west of the 15 freeway. De Luz is a canvas painted with natural beauty. Rolling hills, lush greenery, and meandering creeks create an enchanting backdrop that captures the heart. De Luz offers a tranquil sanctuary for those seeking respite from the hustle and bustle of city life. De Luz spans thousands of acres, of which mostly is used for farming.

De Luz's rich history was marked by the establishment of citrus orchards, avocados farms, groves, and vineyards—a testament to the fertile land and favorable climate. These early developments laid the foundation for De Luz's agricultural legacy, which continues to leave an indelible mark on the neighborhood's character.

4,806

COMMUNITY OF DE
LUZ POPULATION

364'

FEET ABOVE SEA
LEVEL (ELEVATION)

20,000

DE LUZ COMMUNITY
TOTAL ACREAGE

LOCATION OVERVIEW

SANTA ROSA PLATEAU
ECOLOGICAL PRESERVE

MURRIETA

RANCHO CALIFORNIA RD

SANDIA CREEK DR

TEMECULA

DE LUZ

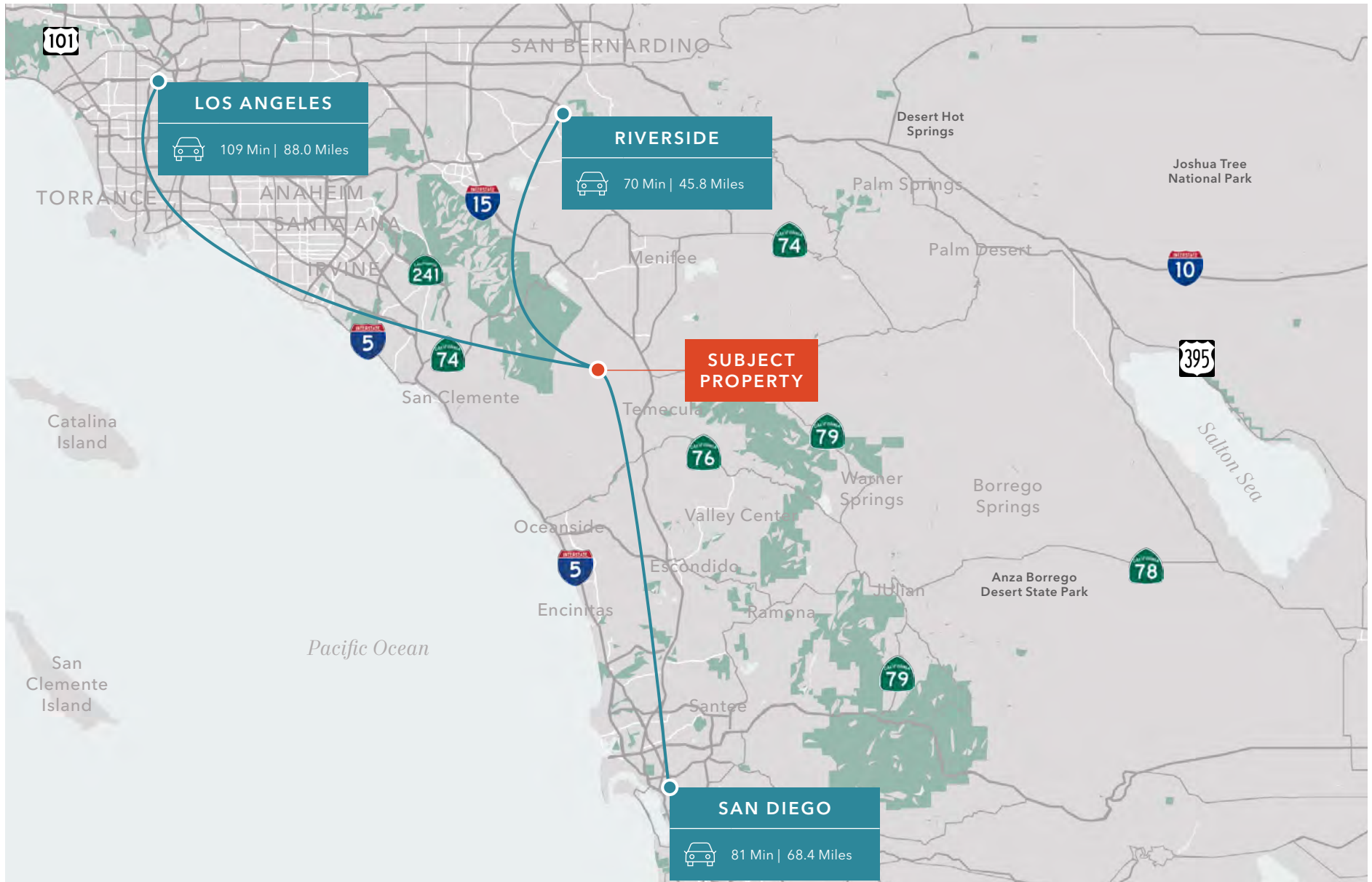
**SUBJECT
PROPERTY**

DE LUZ RD

CAMARON RD



LOCATION OVERVIEW



SOUTHWEST RIVERSIDE COUNTY

Riverside County, the fourth-largest county in California, has held and maintained a reputation for being one of the nation's best to work in or start a business. It includes prominent businesses in the agricultural, manufacturing, distribution, and high-tech industries. Riverside County has grown exponentially in business and agriculture over the years. Assets of the Southwest Riverside region is the

Riverside County has grown exponentially in business & agriculture over the years.

historical Old Town Temecula, the beautiful Southern California Wine Country, and proximity to Fallbrook. Rolling hills, fine dining, and entertainment make up this staple of our region. For more than 50 years, Southern California Wine Country has been a top tourist destination in Southern California.

OLD TOWN TEMECULA

Since the turn of this current century, western-themed Old Town Temecula has solidified its position as the heart and soul of this booming Riverside County community known as the Temecula Valley. By day visitors experience a bustling collection of unique boutiques, specialty food-related purveyors, antique

Old Town Temecula has solidified its position as the heart and soul of this booming Riverside County.

dealers, curio stores, and various independent food and beverage restaurants, tasting rooms and bars that attract a constant stream of local, regional, national and international visitors. Weekend nights this district transforms into a thriving and lively center for food and live entertainment. Saturdays are especially vibrant, highlighted by a year-round morning Farmer's Market, with a variety of special events and festivals on many weekends throughout the year.



KIDDER MATHEWS



LOCATION OVERVIEW

FALLBROOK

Fallbrook consists of 36,000 acres and is located south of Riverside County and east of Camp Pendleton. Its neighboring communities are Bonsall to the south, Pala to the east and Rainbow to the northeast.

Most of the area is characterized by rolling hills covered in avocado and citrus orchards. However, as the topography changes, it creates natural buffers that separate Fallbrook from its neighbors. The Santa Margarita River crosses through the rugged terrain in the northern portion of the planning area and the San Luis Rey River runs along the southern boundary that Fallbrook shares with Bonsall. The eastern portion is dominated by steep slopes and Interstate 15. The busy and vibrant town center is located near the western boundary. The town surrounds a unique historical district that has become the focus of a current revitalization effort.

Fallbrook surrounds itself in a unique historical district.

Each spring, Fallbrook hosts the Avocado Festival, which is a showcase of the area's rich agricultural heritage. While olives were

a significant crop in Fallbrook's early days, nursery plants account for the greatest revenue numbers today. However, it is the immensely popular avocado that has become Fallbrook's trademark product.

TEMECULA VALLEY WINE COUNTRY

Temecula Valley Wine Country is an easy drive from every major metro area in Southern California, including San Diego, Los Angeles, and Orange County. With nearly 50 wineries, our Southern California Wine Country offers an array of boutique and full-service resort lodging options that are friendly, relaxed, and unpretentious.

The unmatched quality of Temecula Valley wine is made possible by a unique microclimate that features morning mist, warm midday sun, cooling ocean breezes, and crisp starry nights. Plus granite-based soil makes Temecula Valley ideal for growing grapes and creating award-winning premium wines, recognized by wine connoisseurs internationally.

With our expansive roster of acclaimed wineries, you could easily spend a week or two in Temecula Valley exploring and wine tasting among the vineyards. Winery resorts and restaurants offering Southern California-inspired cuisine and picturesque views are just a few of the unexpected discoveries that will complete your visit to Temecula Wine Country.

Data Source: ©2023, oldtowntemecula.org,sandiegocounty.gov,visitemeculavalley.com



TERMS

*The property is being offered
at \$1,750,000*

DUE DILIGENCE

Contact listing brokers
for access to due
diligence materials

CASH AT CLOSING

Seller will not consider
Seller-Financing. Reach
out to the listing brokers
for financing needs



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