

OFFERING MEMORANDUM

RANCHO ERICO

*±75.62 AC organic Hass avocado ranch
located in Northern San Diego County*

33495 DOUBLE CANYON RD, VALLEY CENTER, CA 92082

 **Kidder
Mathews**



Exclusively Listed by

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EXECUTIVE SUMMARY

*ESTABLISHED
AGRICULTURAL
OPERATION* LOCATED
IN VALLEY CENTER

Kidder Mathews is pleased to present "Rancho Erico", an approximate 75.62-acre organic Hass avocado ranch located in Northern San Diego County. With a mix of mature and young plantings, this ranch offers both immediate revenue and a long-term investment opportunity.

ADDRESS	33495 Double Canyon Rd, Valley Center, CA 92082
GROSS LAND SIZE	±75.62 Gross Acres
NET PLANTED ACREAGE	±65 Acres
ZONING	A70 (10-acre minimum lot size)



PROPERTY OVERVIEW

PROPERTY DETAILS

Rancho Erico is an established organic agricultural operation that offers a new buyer the ability to continue existing farming operations while optimizing the ranch with new plantings on the bare acreage.

The ranch has one legal parcel and multiple structural improvements. The operation is professionally managed, offering the potential for a passive investment. There are multiple potential building locations which offer expansive views of the rolling hills in Pauma Valley and Palomar Mountain in Valley Center.

SIZE	±75.62 gross acres
NET PLANTED ACREAGE	±65 acres
APN	128-070-16
WATER SOURCE	Irrigation is provided via Valley Center Municipal Water District via 2-3" agricultural water meters. The ranch is irrigated via sprinkler emitters with fertilizer provided through an injection station.
ZONING	A70 (10-acre minimum lot size)
GENERAL PLAN	RI-40

PROPERTY OVERVIEW

COUSER CANYON RD

COUSER CANYON RD

128-070-16-00

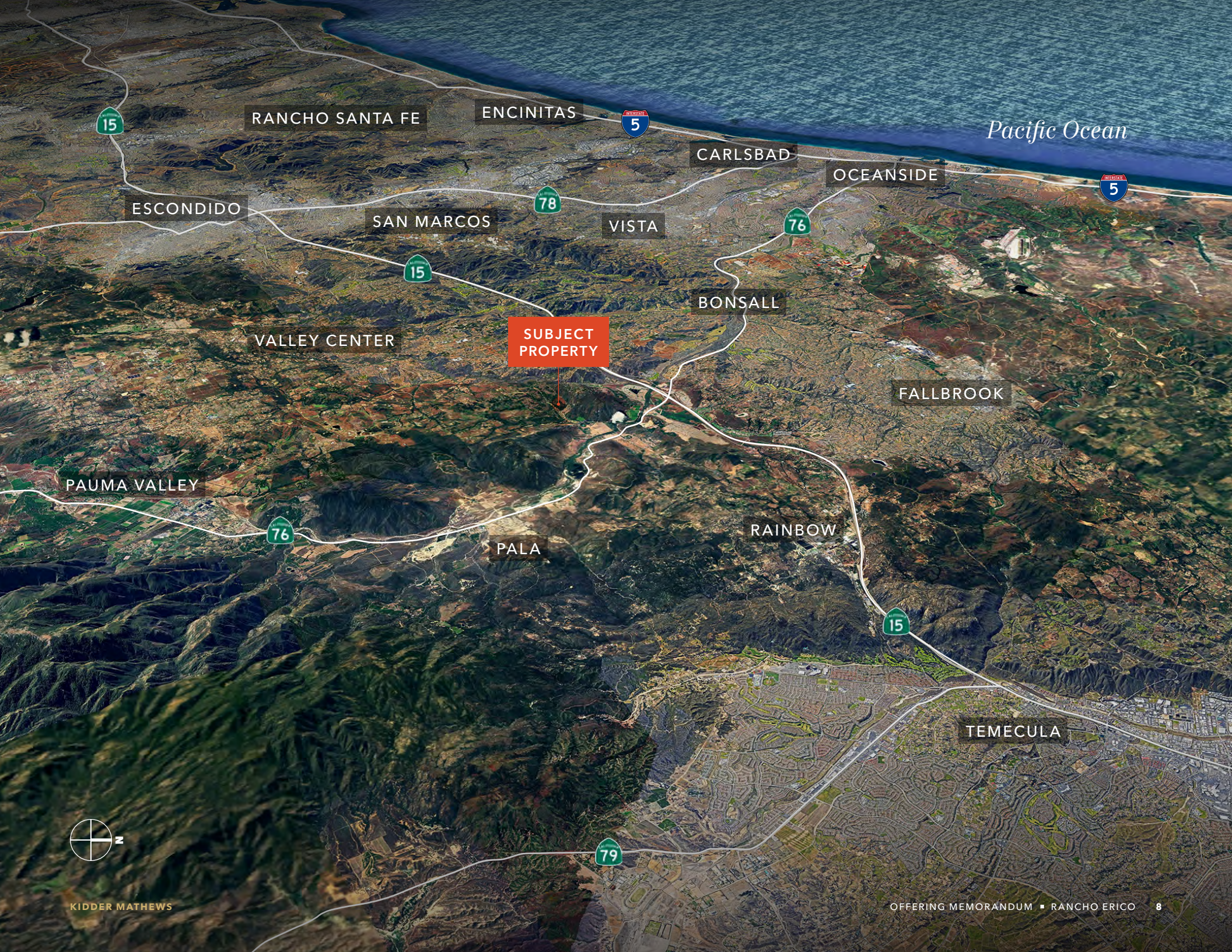
±75.62
GROSS ACRES

±65.0
NET PLANTED AC

DOUBLE CANYON RD

OLD OAK HOLLER





15

RANCHO SANTA FE

ENCINITAS

5

Pacific Ocean

CARLSBAD

OCEANSIDE

5

ESCONDIDO

78

SAN MARCOS

VISTA

76

15

BONSALL

VALLEY CENTER

**SUBJECT
PROPERTY**

FALLBROOK

PAUMA VALLEY

76

PALA

RAINBOW

15



79

TEMECULA

MARKET OVERVIEW



A PICTURESQUE COMMUNITY IN SAN DIEGO'S BACKCOUNTRY

Valley Center is a beautiful, rural town located in North San Diego County, California.

A census-designated place and unincorporated municipality, Valley Center encompasses approximately 100 square miles and is characterized by unique topographic features, agricultural activities and large residential estates.

AGRICULTURE

Part of Valley Center's ever-expanding charm are its deep agricultural roots, specializing in a variety of crops, including oranges, lemons, avocados, and, most recently, lavender. Animal farms can also be found, including hens and llamas.

DEVELOPMENT

With major development in progress, it is a great time to be in Valley Center. With commercial development projects underway and a commitment to preserving the rural integrity of the community, Valley Center is poised to be the gem of Backcountry San Diego.

TERMS

The property is being offered at \$990,000

Crop consideration and/or farming expense reimbursements will be negotiated separately depending on the offer details and time frame for closing.

DUE DILIGENCE Recommended to be no longer than 30 days

CASH AT CLOSING Seller Financing will not be considered - please reach out to listing broker for financing needs

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