

FOR SALE

# DIAMOND RIDGE RANCH

44436 Camaron Road, Temecula, California (APN: 933-100-012)



## PROPERTY SUMMARY

<b>Gross Acreage</b>	±43.84
<b>Net Planted Acres</b>	±39.5
<b>Crop Mix</b>	Hass Avocado
<b>Rootstock</b>	±25.5 acres of Toro Canyon ±14 acres of non-clonal Hass
<b>Age of Plantings</b>	Approximately 1990; portions stumped in 2004 and 2019
<b>Water Source</b>	Rancho California Water District
<b>Irrigation</b>	Sprinkler; 1 emitter per tree
<b>Spacing</b>	Approximately 15x20



## CONTACT US

### D. MATT MARSCHALL

Senior Vice President  
Lic. 01035488  
+1 858 404 7202  
matt.marschall@cbre.com

### DYLAN MARSCHALL

Associate  
Lic. 02045289  
+1 858 404 7203  
dylan.marschall@cbre.com

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TEMECULA, CALIFORNIA



## THE OFFERING

This 43.84 acre property is being offered for sale at \$755,000. The ranch is professionally farmed with significant investments made in the last few years. Ownership has cleared an outstanding  $\pm 20,000$  square foot building pad that has available utility infrastructure and magnificent 360 degree views of the surrounding hillsides, providing the buyer with a unique opportunity to build a custom home on a private estate lot.



Crop consideration to be negotiated as part of the sale and ownership will cooperate in the transition of farm management and operations.  
Priced to move, make an offer!

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Capital Markets | **Investment Properties**

**CBRE**

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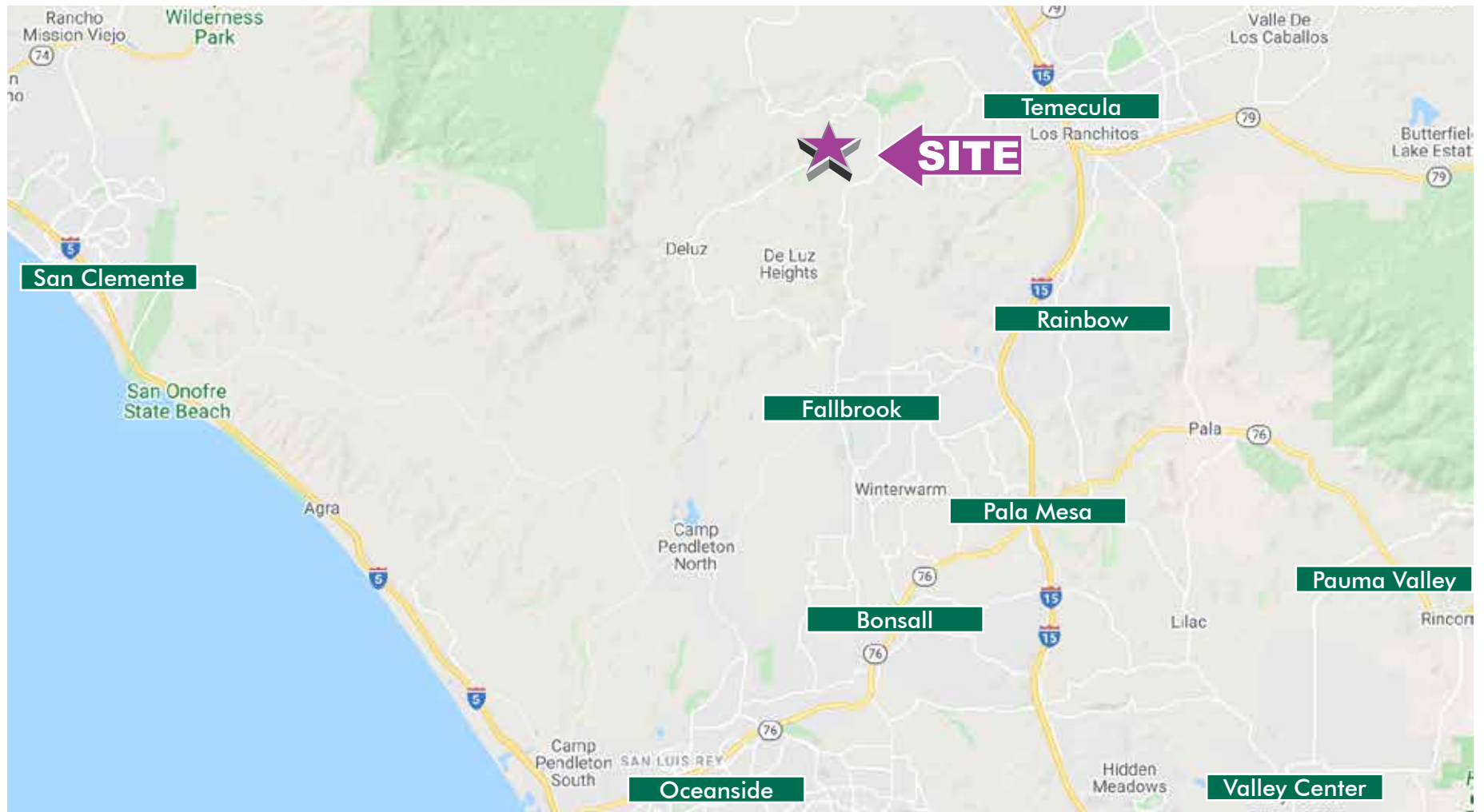
**CBRE**

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## PROPERTY LOCATION

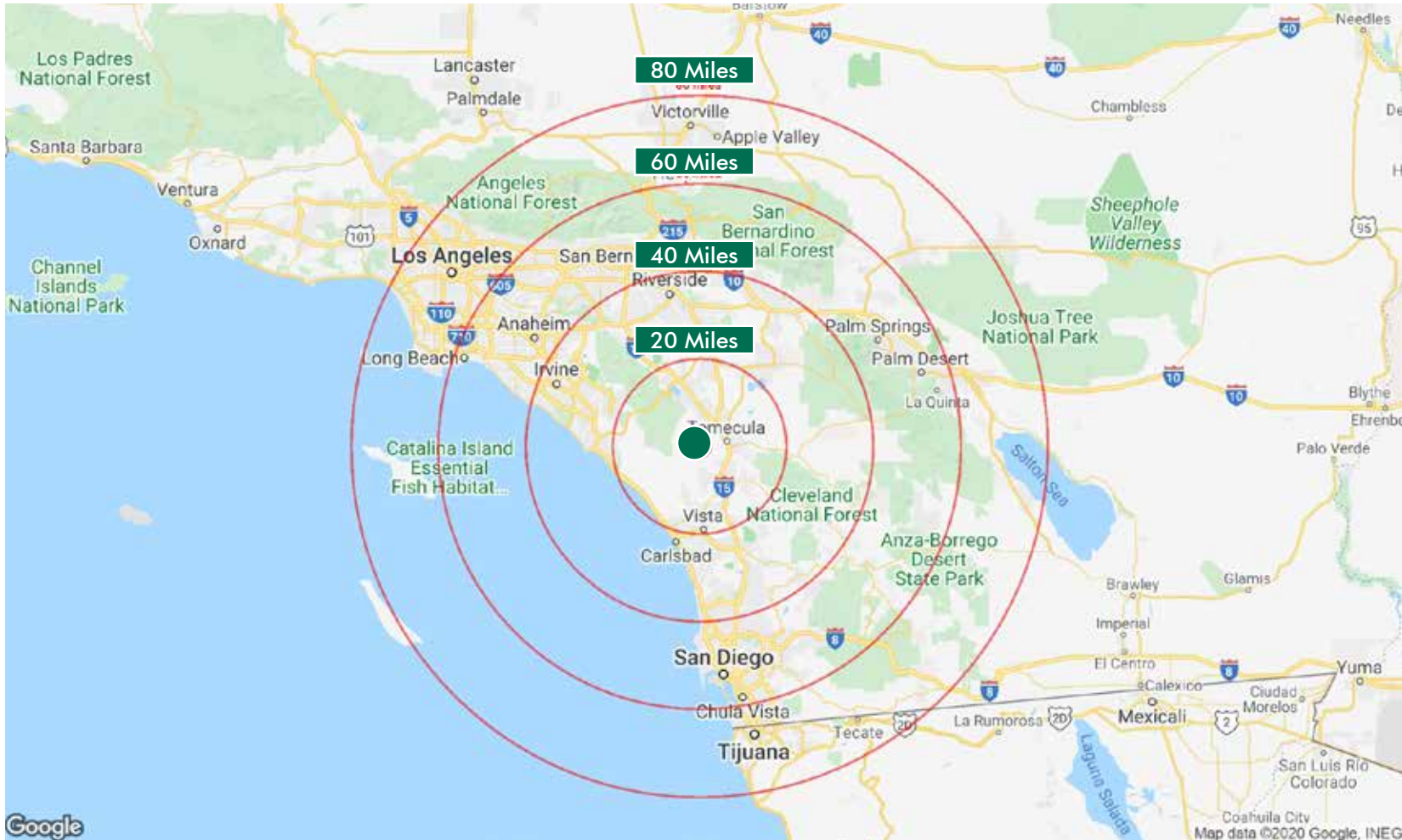


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## LOCATER MAP



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**SUBMIT OFFERS TO:** DYLAN MARSCHALL | Lic. 02045289 | +1 858 404 7203 | [dylan.marschall@cbre.com](mailto:dylan.marschall@cbre.com)

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