

FOR SALE

RIVER MOUNTAIN RANCH

34403 Pauma Ridge Road, Valley Center, California (APN: 130-010-38, -39, -40, -41)



PROPERTY SUMMARY

| | |
|--------------------------|---|
| Gross Acreage | ±100.72 |
| Net Planted Acres | ±93 |
| Crop Mix | Hass Avocado |
| Rootstock | Topa Topa |
| Age of Plantings | Approximately 1970's (~45 years) |
| Water Source | Onsite wells, Pauma Ridge Mutual Water Company & Yuima Water District |
| Irrigation | Surface Hose with 1 sprinkler emitter per tree |
| Spacing | Approximately 20x20 |



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

FOR SALE RIVER MOUNTAIN RANCH

VALLEY CENTER, CALIFORNIA



THE OFFERING

CBRE Inc. is pleased to present the River Mountain Ranch, a 100± acre producing avocado ranch in Pauma Valley, offered for sale at \$1,000,000 or \$10,000 per acre. The ranch is located south of Highway 76 along the southern slopes of Pala Mountain. The ranch is professionally managed by Heritage Ranch Management Inc. Water is supplied to the ranch from multiple sources and is located in its own Mutual Water Company. The water company has the water rights to the river valley basin and currently pumps from 3 onsite wells with a total GPM of ±105. Additionally, two water agreements with neighboring properties provide ±110 GPM and the Yuima Water District provides ±650 GPM. Ownership retains 202 shares of stock in the Pauma Ridge Mutual Water Company which will be transferred as part of the sale.



PRODUCTION

| YEAR | BINS | POUNDS |
|------|--------|---------|
| 2016 | 1062 | 993,858 |
| 2017 | 500.25 | 462,211 |
| 2018 | 490.25 | 453,045 |
| 2019 | 732 | 672,956 |
| 2020 | 628.75 | 582,450 |

FOR SALE
RIVER MOUNTAIN RANCH

VALLEY CENTER, CALIFORNIA



Capital Markets | **Investment Properties**

CBRE

FOR SALE
RIVER MOUNTAIN RANCH

VALLEY CENTER, CALIFORNIA



Capital Markets | **Investment Properties**

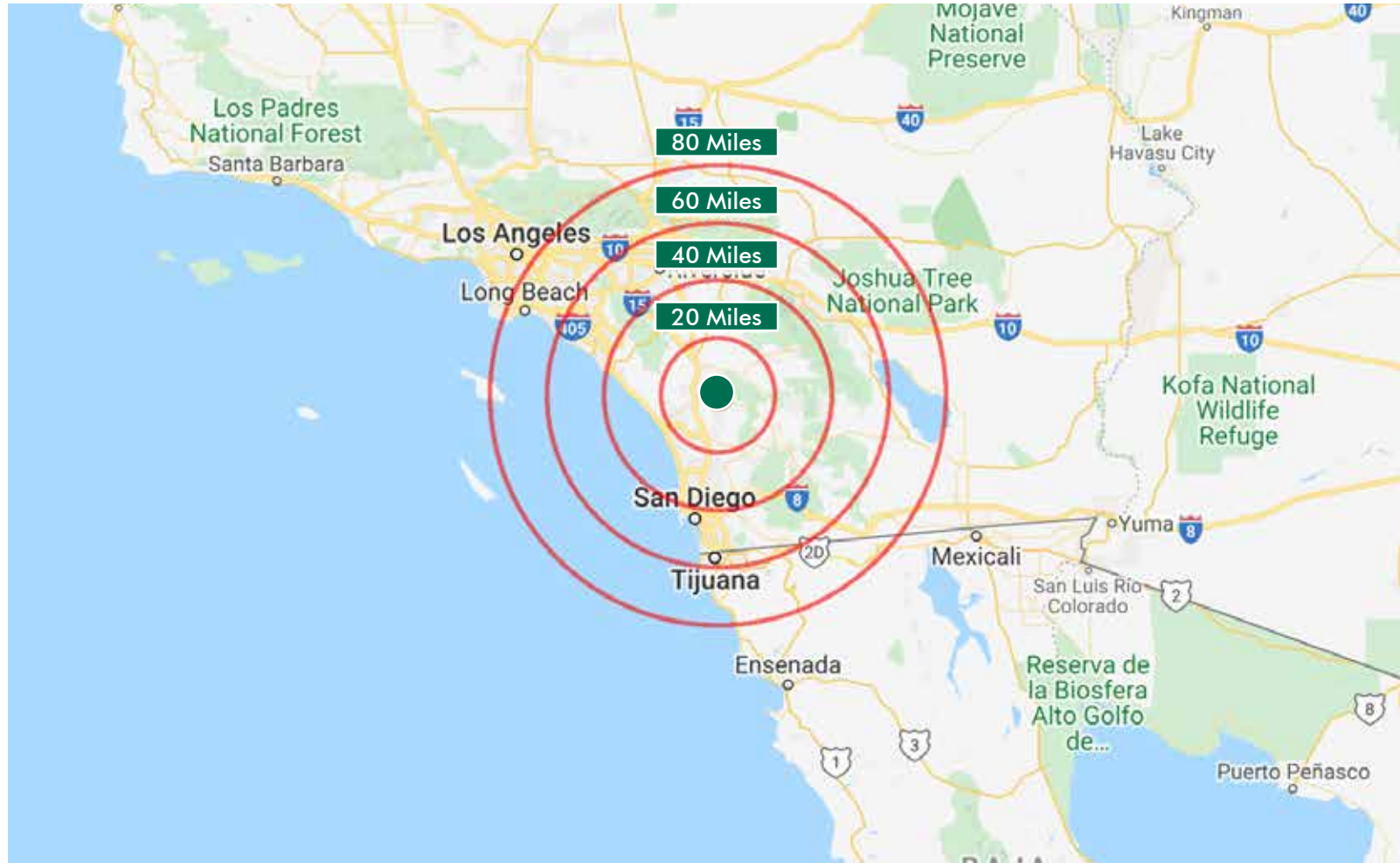
CBRE

FOR SALE RIVER MOUNTAIN RANCH

VALLEY CENTER, CALIFORNIA



LOCATER MAP



FOR SALE RIVER MOUNTAIN RANCH

VALLEY CENTER, CALIFORNIA



SUBMIT OFFERS TO: DYLAN MARSCHALL | Lic. 02045289 | +1 858 404 7203 | dylan.marschall@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.