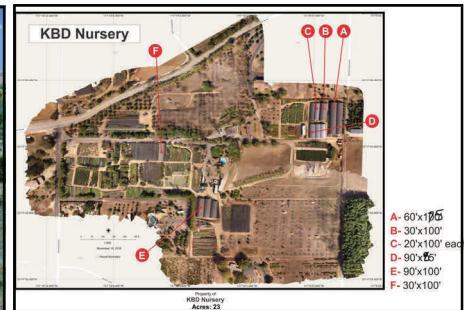
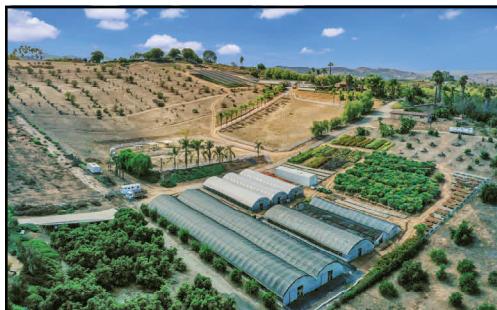


Nursery w/ 3 homes! 22.86 acres!



Offered at \$3,950,000

Welcome to this profitable established wholesale succulent nursery on almost 23 acres of useable land in North San Diego County. The property is zoned A-70 and consists of 3 APN, 127-271-35-00, 127-271-36-00, 127-271-37-00 and fronts West Lilac Rd. The business consists of 7 greenhouses with a square footage of approximately 37,150 and 4 shade structures with a square footage of approximately 44,660, greenhouses are fully irrigated with timers...Other improvements on the property include 5 oversized pipe corrals, arena and irrigated pasture area, 40' office trailer and storage shed. All business supplies, inventory, and equipment convey with the sale. A full list of all items is available, and includes 24' International truck, 20' trailer, 400 gallon water trailer, 150 gallon spray rig, 50 gallon spray rig, 15 gallon spray rig, chipper, Gators, Kubota, golf carts, various supplies, and current inventory (which varies daily). To top off the property and business, the sale also includes a 3,651sq. ft. 4 bedroom, 2.5 bathroom main house with pool/spa and koi pond, 2100 sq. ft guest house that's 2 bd and 2.5 bath and a caretaker house that's 2bd and 1ba and also a worker's trailer.



Annie Lozada-Broker

Equestrian Property Expert

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17001 Olive Grove Ln.
Silverado, CA 92676
BRE#01989217

949-500-0600



"All information deemed reliable but not guaranteed"





- **Property Highlights**

Main House-3641 sq. ft. 4 bd, 2.5 bath-Don Souther Custom Adobe with 360 degree views, pool/spa

Guest House-approx. 2100 sq. ft 2 bd, 2.5 bath,

Caretaker House-approx. 1000 sq. ft. 2bd, 1bath

3 separate APN A-70 zoning

3 water meters-2", 1.5", 1"

2 electric meters

Greenhouses:A-60'x175'=10,500- fully irrigated with timers

B-30'x100'=3,000- fully irrigated with timers

C-40'x100'=4,000- fully irrigated with timers

D-90'x85'=7,650- fully irrigated with timers

E-90'x100'=9,000-heated, fans, boom irrigation, misters

F-30'x100'=3,000-fully irrigated with timers

Shade areas:

Approximately 44,660 of shade areas

Equestrian facilities:

5 oversized partially covered pipe stalls

Approximately 1 acre irrigated pasture area

Riding arena

Round pen