

PAUMA MOUNTAIN RANCH

PRODUCTION AVOCADO & CITRUS RANCH

acrePRO

OFFERING MEMORANDUM



EXECUTIVE SUMMARY

AcrePro is pleased to present Pauma Mountain Ranch, a ±454.71 acre production avocado and citrus grove in the heart of San Diego County's prime agricultural production area. This property offers a unique opportunity to acquire one of the last remaining large production groves in the region.

Currently, the property is leased; however, the lease will be terminated upon sale with crop to be negotiated between Owner and Tenant. Additionally, the property will be sold subject to the completion of an agricultural conservation easement.

Contact broker for more details.

**Located in the heart
of San Diego County's
prime agricultural
production area.**

PROPERTY SUMMARY

LOCATION

North of Highway 76 at Sam's Mountain Road,
Pauma Valley, San Diego County

SIZE

Per assessor's records, the property consists
of 13 separate parcels and is comprised of
±454.71 gross acres.

→ **Pauma Valley is
known both as an
agricultural region
and as an upscale
community.**

THESE ARE DESCRIBED AS FOLLOWS:

APN ACRES ±	ZONING	LAND USE	DESIGNATION
132-150-31-00	46	A70	RL-20
132-150-33-00	49.14	A70	RL-20
132-150-34-00	44.77	A70	RL-20
132-150-35-00	41.64	A70	RL-20
132-160-15-00	41.2	A70	RL-20
132-160-17-00	40	A70	RL-20
132-160-19-00	40.08	A70	RL-20
132-160-20-00	42.11	A70	RL-20
132-160-21-00	4.63	RS	Village Residential (Vr-4.3)
132-160-27-00	27.52	A70	RL-20
132-160-28-00	24.1	A70	RL-20
132-160-29-00	13.62	A70	RL-20
132-160-32-00	39.9	A70	RL-20
TOTAL ACREAGE:	454.71		

→ Pauma Valley is an agricultural region comprised of mostly citrus and avocado groves

ZONING

Per San Diego County Zoning, the large majority of the property is zoned Limited Agricultural Use ("A70"), with 8 acre minimum lot sizes. This zoning designation is intended primarily for agricultural crop production and would allow for a packing and processing facility subject to a major use permit. Parcel number 132-160-21-00 is comprised of 4.63 acres and is zoned Residential-Single Unit ("RS") and has a minimum lot size of 10,000 square feet. This parcel provides access from Highway 76 to the ranch and would allow for the development of one residential dwelling.

AGRICULTURAL CONSERVATION EASEMENT

The property will be sold subject to an agricultural conservation easement that will protect the conservation values of the property, including its current agricultural productive capacity, the future viability for agricultural use, its agricultural soils and other characteristics of the property.





PLANTINGS

Total Planted Acres

366.70 acres

HASS AVOCADO

20.17 acres

STAR RUBY GRAPEFRUIT

22.27 acres

VALENCIA ORANGE



PLANTINGS

VARIETY	TREE COUNT	SPACING	TREES/ACRE	TOTAL GROSS ACRES	YEAR PLANTED
Hass Avocado	10,167	20 x 20	108.9	93.36	2003
Hass Avocado	3,509	20 x 20	27.23	128.89	1988
Hass Avocado	5,245	20 x 20	36.3	128.89	1978
Reed Avocado	250	20 x 20	108.9	2.3	1988
Star Ruby Grapefruit	2,928	15 x 20	145.2	20.17	1988
Valencia Orange	2,425	20 x 20	108.9	22.27	1988
Navel Orange	200	20 x 20	108.9	1.84	1988
Kumquats	554	15 x 20	302.5	1.83	1988
TOTAL PLANTED ACRES				415.14	

Production and financial information will be made available to qualified buyers after execution of a non-disclosure agreement. Contact agent for more information.



→ **Pauma Valley**
has breathtaking views.

ACCESS

Primary access to the ranch is provided from Highway 76 at Sam's Mountain Road. Secondary access is from the northeastern boundary of the ranch along South Mesa Drive.

STRUCTURES

The ranch is improved with a 1,600± square foot modular home, (two) 1,200± square foot modular homes and (two) 1,000± square foot modular homes. All of the residential structures are being used for labor housing and are generally in fair to average condition

TOPOGRAPHY

The ranch has steep to rolling topography that is typical for avocado and citrus plantings in the area. The majority of the ranch faces to the south and southwest providing good sun exposure.

UTILITIES

Water is provided from Yuima Municipal Water District – Improvement District A.

The ranch has no municipal sewer system; however, it has septic systems for the residential improvements.

Electricity is provided from San Diego Gas & Electric.

Gas is provided from propane tanks.

The word "pauma" means place where there is water.

WATER

Water is provided from Yuima Municipal Water District – Improvement District A. Current water rates are available upon request. The ranch has a total of 12 meter, most of which are 1", 2" and 3" in size. Irrigation water is delivered to the farmed areas by way of surface hoses with one emitter per tree.

Yuima Municipal Water District relies on two main sources for their irrigation water:

Local groundwater, which is pumped from deep underground wells located throughout Pauma Valley. This underground aquifer is known as the Pauma Groundwater Basin.

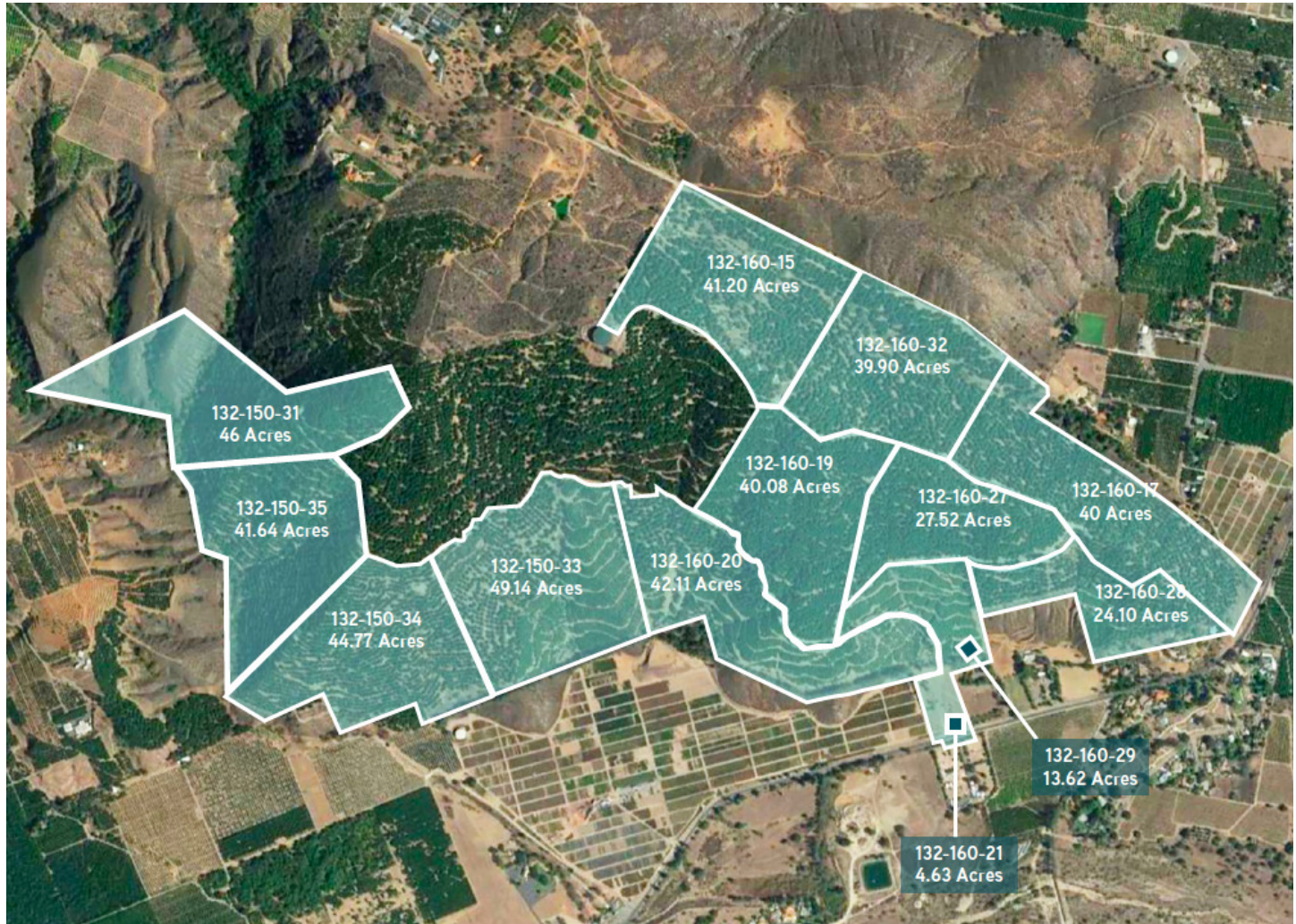
Imported water is purchased from the San Diego County Water Authority, which in turn purchases the majority of its water from the Metropolitan Water District of Southern California. MWD imports water into Southern California from two sources: a 242 mile-long aqueduct that brings water from the Colorado River's Lake Havasu, and a 444 mile-long aqueduct that carries water from the State Water Project (SWP). Water from these sources is conveyed to the MWD system through pressurized large diameter pipes, open aqueduct canals and open reservoirs. The supply is then treated at the MWD Skinner Filtration Plant located in Western Riverside County. After treatment at the Skinner Filtration Plant, the water flows into an aqueduct pipeline and is delivered to the Yuima Municipal Water District. Once in the Yuima system, which includes 42 miles of water mains, 10 water storage tanks, and 9 pumping stations; the water remains in the pressurized pipelines and tanks, further protecting its quality.

APN ACRES ±	METER SIZE	ZONE
132-150-31-00	3"	3
132-150-33-00	3"	1
132-150-34-00	3"	1
132-150-35-00	3"	3
132-160-15-00	3"	3
132-160-17-00	3"	1
132-160-19-00	3"	3
132-160-20-00	3"	1
132-160-21-00	no meter	
132-160-27-00	2"	1
132-160-28-00	2"	1
132-160-29-00	1 1/2"	1
132-160-32-00	3"	3

APPROXIMATE METER LOCATIONS



Property Parcels



Pauma Valley provides a gentle Mediterranean climate that is excellent for citrus and avocado production. The Valley Floor is the alluvial basin that supports additional water supply to the Yuima Water district and supports natural vegetation along the watercourse making the area aesthetically pleasing.



PURCHASE PRICE: \$5,500,000

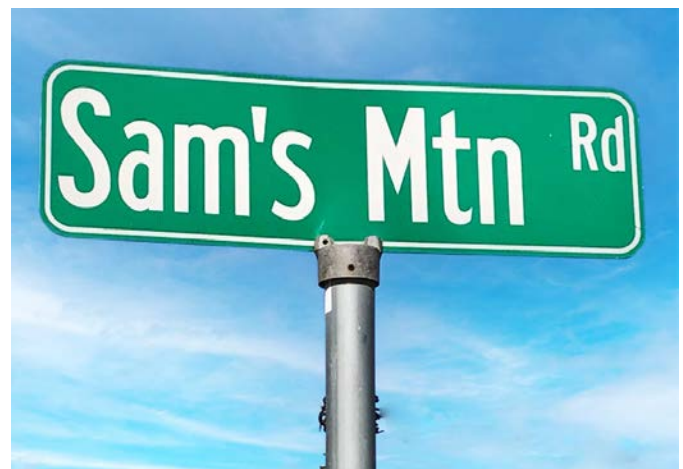
*crop to be negotiated based on lease termination with current tenant.

DUE DILIGENCE PERIOD:

Recommended to be no more than 60 days after execution of Purchase and Sale Agreement (PSA)

SUBMIT ALL OFFERS TO:

AcrePro
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GET IN TOUCH TODAY



Dylan Marschall

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Dylan Marschall is a 5th generation California farmer from San Diego, California. While obtaining his degree in finance with an emphasis on real estate, Dylan worked as an intern with Cushman and Wakefield doing real estate appraisals and consultation, specializing in land and agribusiness. He then worked as a full-time appraiser for three years before transitioning to transactional brokerage at CBRE. During his tenure at the world's largest commercial real estate firm, he was responsible for the growth of the National Agricultural Practice and participated in a wide range of significant real estate transactions, exclusively focused on agricultural properties and land. Dylan is now a Senior Vice President at Acre Pro, specializing in California Agribusiness and is also a partner on a specialty crop operation in San Diego that grows 400 acres of permanent plantings. When Dylan isn't in the field or tending to client needs, he can be found surfing, fishing, or going on hikes with his two year old chocolate lab (Doyle), wife Samantha, and recently born daughter, Saylor.

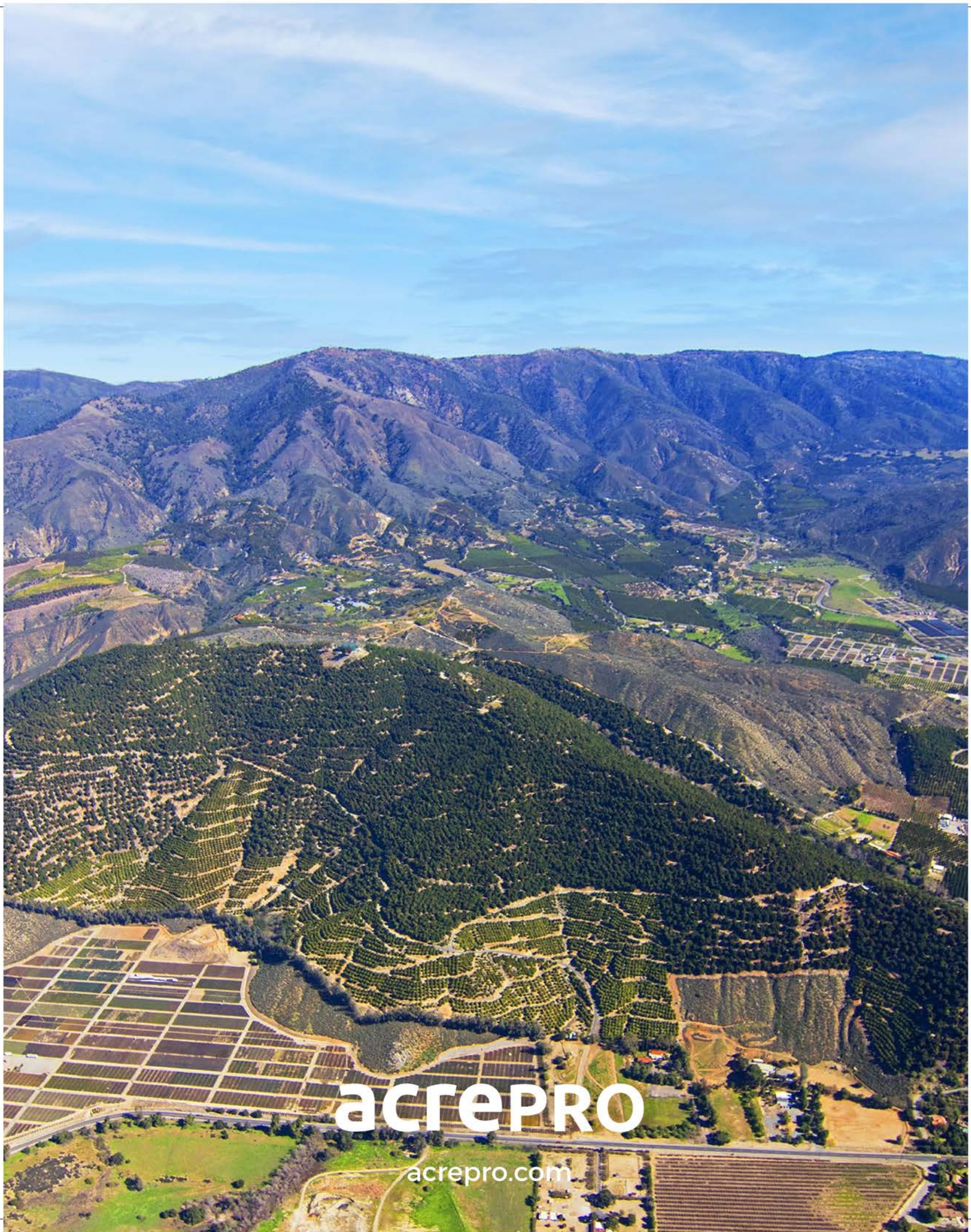


Matt Marschall

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Matt Marschall was born and raised in California Agribusiness. Part of a fourth-generation farm family, Matt has been involved in farmland, specialty crops, and permanent plantings his entire life; from CEO of his family operation to becoming a recognized national land expert. Matt first received his real estate license in 1987 and is also a General Certified Appraiser in California, Arizona, Washington, Oregon, Colorado, and Hawaii. Matt continues to provide extensive brokerage and consulting services to a wide range of clients from farm families to major national clients.

Matt lives with his wife Lori in San Diego and enjoys family time with his four children and six grandchildren. He is passionate about Agribusiness, technology, philosophy, leadership, and global service projects. Free time includes training, surfing, stand-up paddling, deep sea fishing, and almost all ocean sports and outdoor activities.



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