

KRSEK RANCH

Highly Productive Citrus
and Avocado Ranch

For more information contact

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 **Kidder
Mathews**

INVESTMENT OVERVIEW

Kidder Mathews is pleased to present KRSEK Ranch, a highly productive organic, citrus and avocado ranch, located in the prime growing area of Valley Center in San Diego County CA.

KRSEK Ranch provides a unique opportunity to continue agricultural production and/or develop a private estate. This property is in an Agricultural Preserve, which may allow you to enroll in the Williamson Act.



\$429K

PURCHASE PRICE

±12.51

TOTAL GROSS ACRES
(6.34AC & 5.87AC)

A70

AGRICULTURAL ZONING

6 MILES

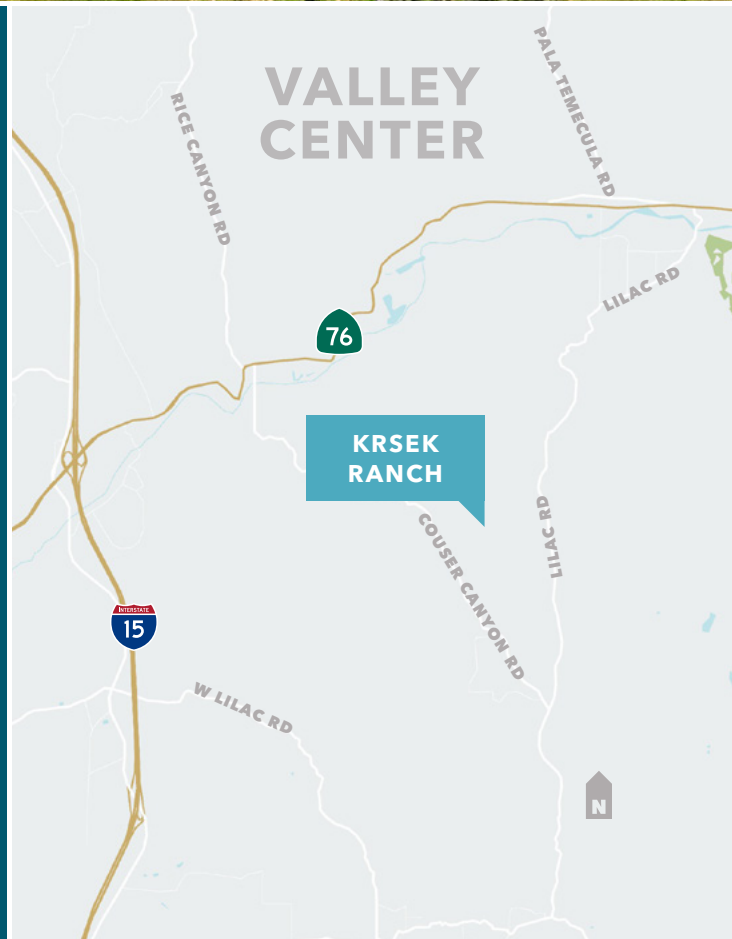
EAST OF I-15





Approximately 6 miles east of I-15, KRSEK Ranch is located east of Pala Loma Dr along San Luis Rey Dr in the Couser Canyon area of Valley Center.

The property is fully fenced with gated access providing a private and secure operation. Valley Center is known for its semi-rural character while still being in close proximity to major thoroughfares that easily connect you to the beaches in Oceanside, Downtown San Diego, Orange County and Los Angeles. The immediate area is predominately planted to avocados and citrus due to its Mediterranean climate, good soils, and gentle topography. Beautiful estate homes line the hillsides with ancillary farming activities providing both an income stream and striking scenery.



PROPERTY OVERVIEW

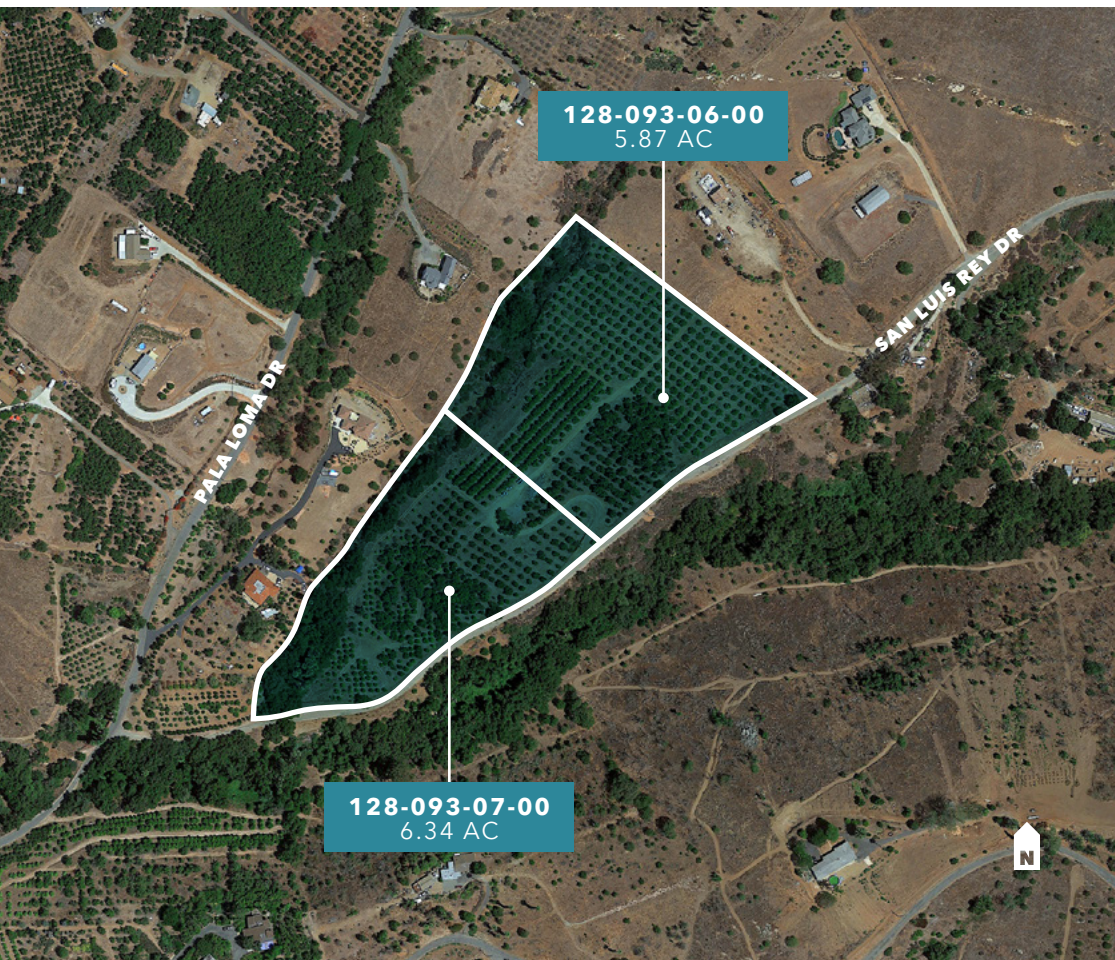
The semi-rural character of Valley Center provides a peaceful and private setting, ideal for continued farming, a residential development or family compound.

WATER

Water is provided via a 2" water meter from the Valley Center Municipal Water District (VCMWD). Irrigation is delivered to the trees via surface hose with one sprinkler emitter per tree. The base rate for agricultural water in VCMWD is currently $\pm \$1,880$ per acre foot, net of pumping rates and service charges.

PLANTINGS

The property is planted to a mix of lemons and avocados and is certified organic by the respected Organic Certifiers. There are approximately 650 Eureka lemon trees and 300 Hass avocado trees. The property is professionally managed by Brothers Farm Labor, who could remain contracted for continued labor.



± 6.34 AC

APN 128-093-07-00

± 5.87 AC

APN 128-093-06-00

650

EUREKA LEMON TREES

300

HASS AVOCADO TREES



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