

PAUMA MOUNTAIN RANCH

Production Avocado & Citrus Ranch

PAUMA MOUNTAIN RANCH, PAUMA VALLEY - SAN DIEGO, CA



**Kidder
Mathews**

INVESTMENT OVERVIEW

Kidder Mathews is pleased to present the Pauma Mountain Ranch, a ± 454.71 acre production avocado and citrus grove, in the heart of San Diego County's prime agricultural production area, for sale.

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.

\$5.5M

PURCHASE PRICE

60 DAYS

RECOMMENDED
DUE DILIGENCE
PERIOD POST PSA

± 454.71

GROSS ACRES

13

SEPARATE PARCELS

A70

ZONING
(12 OF 13 PARCELS)

HWY76

ACCESS

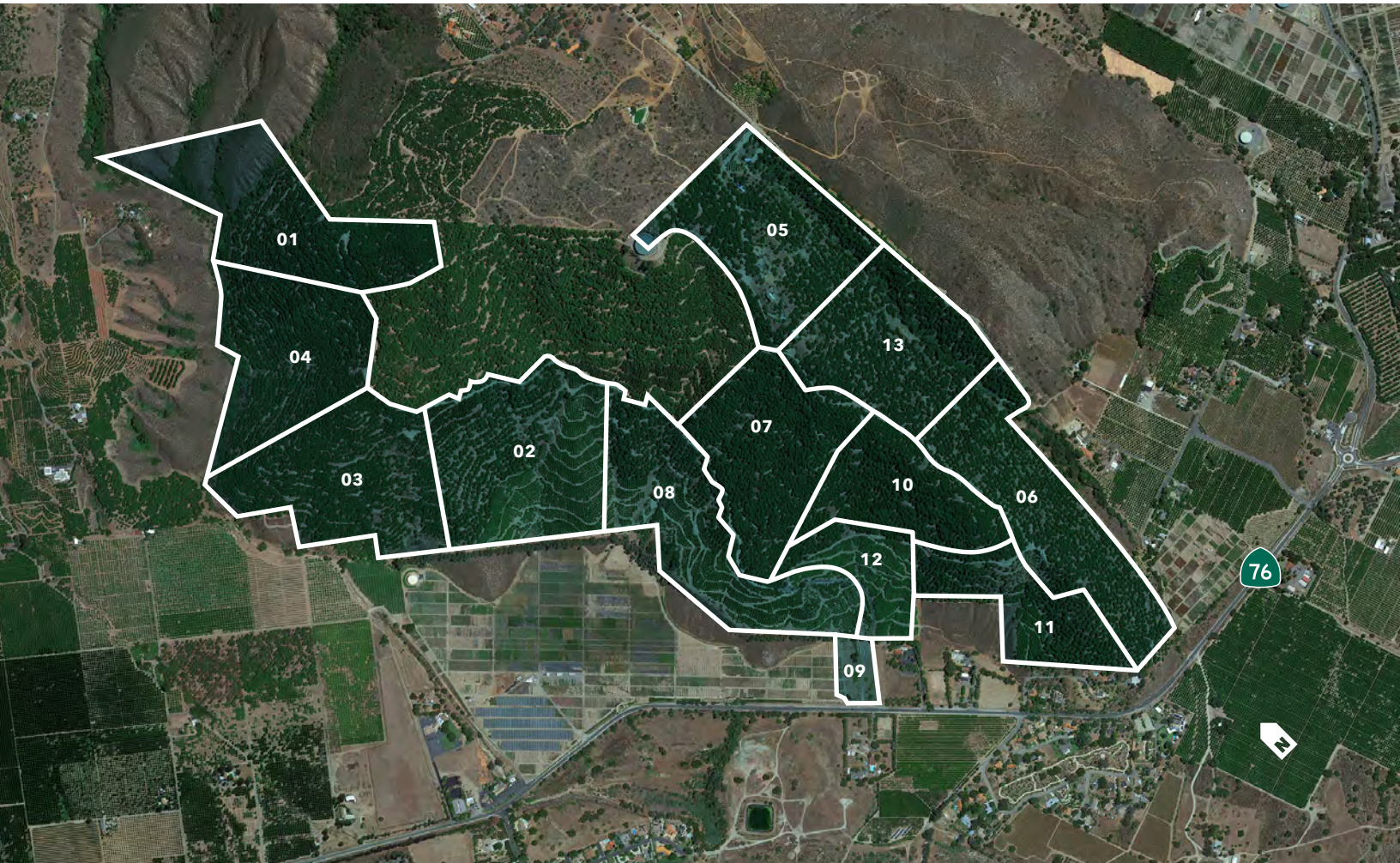
4.63

RESIDENTIAL ACRES



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

SITE	PARCEL #	APN ACRES ±	LAND USE	DESIGNATION
01	132-150-31-00	46	A70	RL-20
02	132-150-33-00	49.14	A70	RL-20
03	132-150-34-00	44.77	A70	RL-20
04	132-150-35-00	41.64	A70	RL-20
05	132-160-15-00	41.2	A70	RL-20
06	132-160-17-00	40	A70	RL-20
07	132-160-19-00	40.08	A70	RL-20
08	132-160-20-00	42.11	A70	RL-20
09	132-160-21-00	4.63	RS	VR-43
10	132-160-27-00	27.52	A70	RL-20
11	132-160-28-00	24.1	A70	RL-20
12	132-160-29-00	13.62	A70	RL-20
13	132-160-32-00	39.9	A70	RL-20
Total Acreage		454.71		



AGRICULTURAL OVERVIEW

Pauma Valley is characterized by its breathtaking views, steep, rolling topography, and its namesake, "Pauma", a place where there is 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 meters, 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.

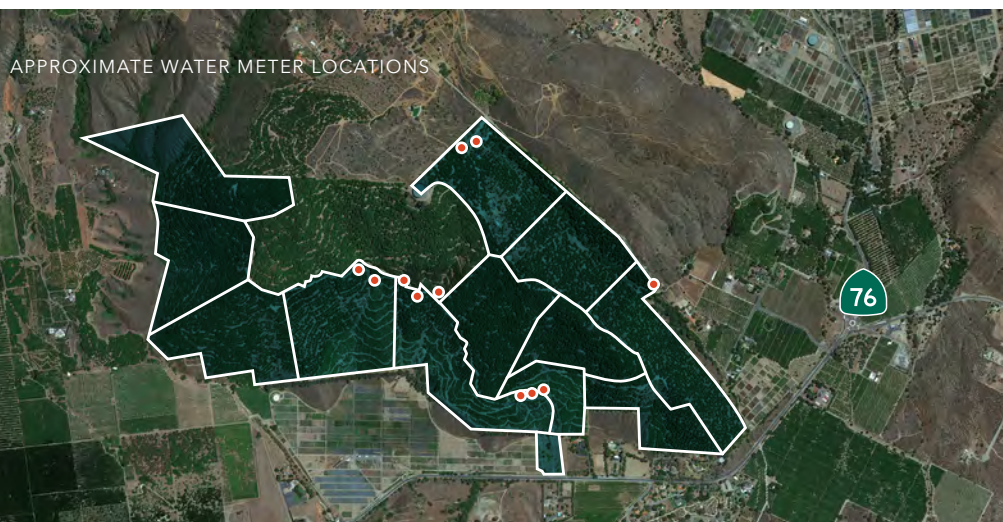
Yuima Municipal Water District relies on two main sources for their irrigation water: local groundwater, which is pumped from deep underground wells located throughout Pauma Valley. This underground aquifer is known as the Pauma Groundwater Basin.

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.

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.



4.63

RESIDENTIAL ACRES

366.76

PLANTED ACRES
OF HASS AVOCADOS

20.17

PLANTED ACRES
OF STAR RUBY GRAPEFRUIT

22.27

PLANTED ACRES
OF VALENCIA ORANGE

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 Municipal Water District and supports natural vegetation along the watercourse making the area aesthetically pleasing.



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.



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.



IRRIGATION WATER

PARCEL #	APN ACRES ±	METER SIZE	ZONE
132-150-31-00	46	3"	3
132-150-33-00	49.14	3"	1
132-150-34-00	44.77	3"	1
132-150-35-00	41.64	3"	3
132-160-15-00	41.2	3"	3
132-160-17-00	40	3"	1
132-160-19-00	40.08	3"	3
132-160-20-00	42.11	3"	1
132-160-21-00	4.63	no meter	
132-160-27-00	27.52	2"	1
132-160-28-00	24.1	2"	1
132-160-29-00	13.62	1.5"	1
132-160-32-00	39.9	3"	3



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