

OFFERING MEMORANDUM

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# RANCHO EUGENIO RANCH

*A ±140 AC organic avocado ranch  
with ±85 AC of planted avocados  
surrounded by Palomar Mountain  
and Pauma Valley nestled in  
Valley Center, California.*





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*Exclusively  
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This is a confidential Offering Memorandum and is provided solely for your limited use and benefit in evaluating this investment opportunity.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) with the prior written authorization of Kidder Mathews and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any of the content in any fashion or manner detrimental to the interest of Owner or Kidder Mathews.

By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.



# EXECUTIVE SUMMARY



# A *USDA CERTIFIED* ORGANIC AVOCADO RANCH HIDDEN IN CALIFORNIA'S COASTAL MOUNTAINS

Kidder Mathews is pleased to present "Rancho Eugenio", an approximate 140-acre organic avocado ranch located in Northern San Diego County. With a mix of mature and young plantings, this ranch offers both immediate revenue and a long-term investment opportunity. Rancho Eugenio Ranch is nestled just east of the Pacific Ocean, in the vast green wilderness and mountain ranges of Valley Center.

|                 |   |
|-----------------|---|
| POSTAL ADDRESS  | 36727 Muutama Lane, Valley Center, CA 92082 |
| GROSS LAND SIZE | ±140 Gross Acres                            |
| PARCEL NUMBERS  | 128-150-28, -29,-30 & -31                   |
| ZONING          | A70 (40-Acre Minimum Lot Size)              |

*Rancho Eugenio is located in a unique micro-climate known for its moderate temperatures, prime for avocado production.*



# PROPERTY OVERVIEW



# PROPERTY DETAILS

*Rancho Eugenio Ranch is an established agricultural operation that offers a new buyer the ability to continue existing farming operations while optimizing the ranch with new plantings on the plentiful bare acreage.*

The ranch has four (4) legal parcels with multiple potential building locations which offer expansive views of the rolling hills in Valley Center and north to Pauma Valley and Palomar Mountain.

The operation is professionally managed, offering the potential for a passive investment.

*±140*  
ACRES GROSS  
LAND SIZE

*±85*  
NET PLANTED  
ACREAGE

*FOUR*  
LEGAL  
PARCELS

*USDA*  
ORGANIC  
CERTIFIED





# INVESTMENT HIGHLIGHTS



## FULL IRRIGATION SYSTEM

District water is provided by Yuima Municipal Water District via two 3" agricultural water meters. There is 3-phase electrical provided by SDG&E. Each tree is equipped with a sprinkler emitter. Fertilizer is provided through the irrigation system from multiple injection stations.



## DESIRABLE LOCATION

Rancho Eugenio Ranch is located in Valley Center, which has deep agricultural roots specializing a variety of crops including oranges, lemons, avocados & most recently lavender.



## ORGANICALLY CERTIFIED OPERATION

Rancho Eugenio Ranch is USDA certified organic. Organic certification means that Rancho Eugenio use natural processes & materials that contribute to soil health, crop nutrition, pest/weed management & conservation of biological diversity.



## RANCH FEATURES

Rancho Eugenio was originally planted in 1977

During the last 15 years, management has completed a mix of stumping and new plantings to promote new canopy growth and crop production

Converted to organic production approximately 8 years ago to increase revenues through the organic premium received from the packing house and retailers

Contract labor for harvesting, pruning, stumping, re-planting and other projects are provided from professional management

A wide variety of specialty crops are being grown in proximity to Rancho Eugenio Ranch due to this highly desirable micro-climate



## PROPERTY OVERVIEW

EQUIPMENT STORAGE SHED

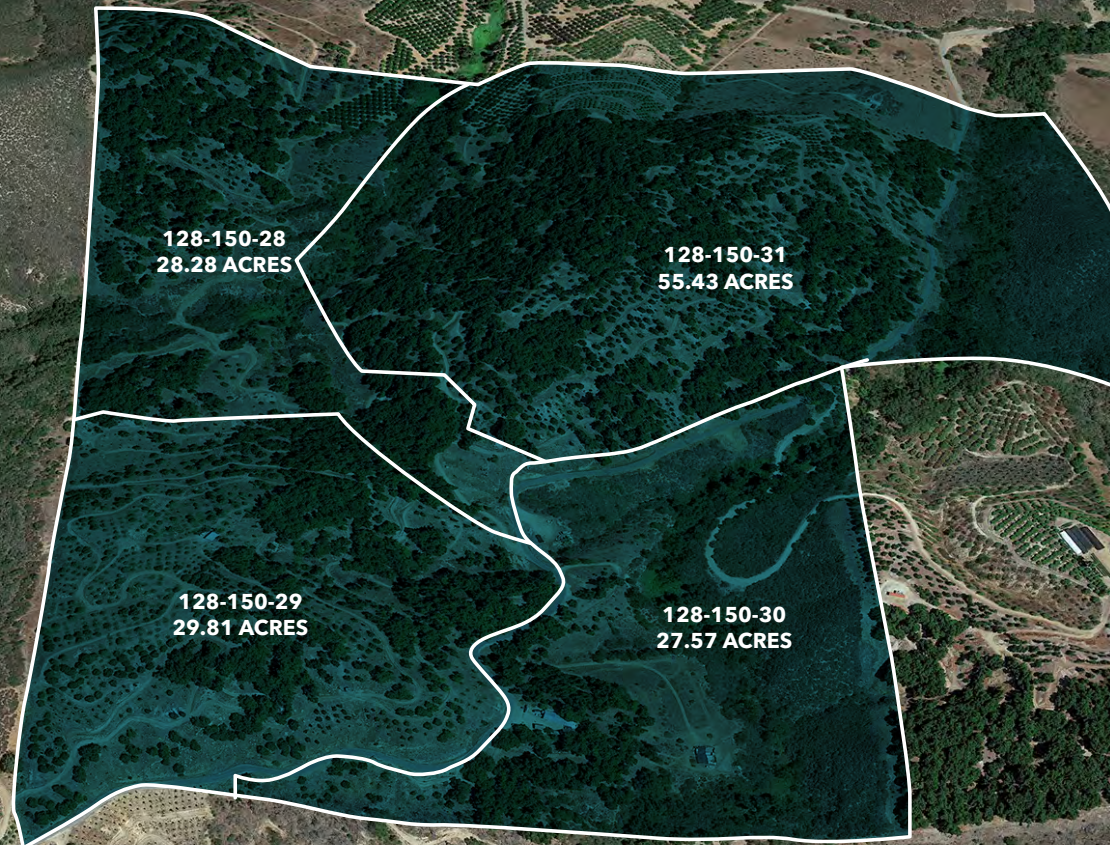


BOOSTER PUMP

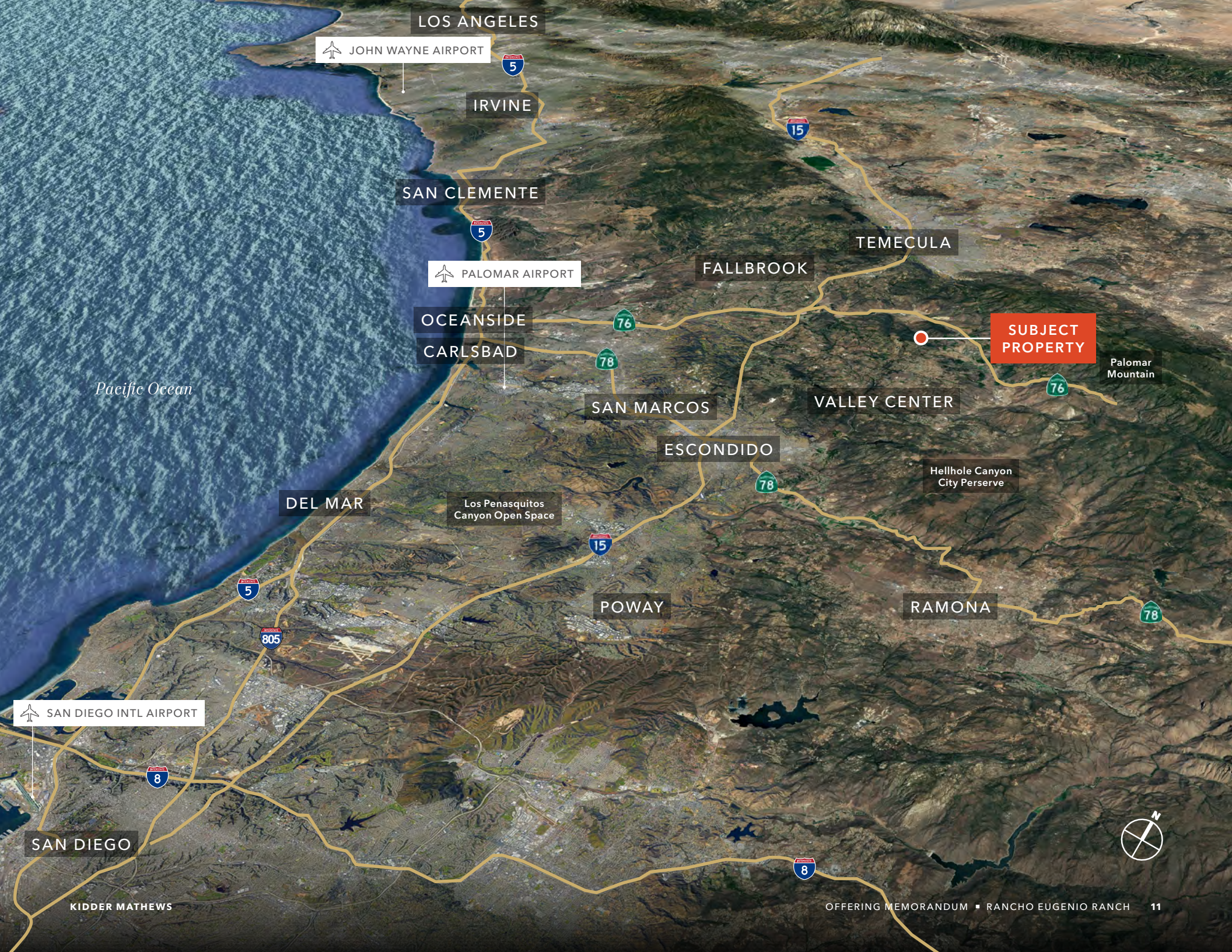




## PARCEL MAP







LOS ANGELES

JOHN WAYNE AIRPORT

IRVINE

SAN CLEMENTE

PALOMAR AIRPORT

TEMECULA

FALLBROOK

OCEANSIDE

CARLSBAD

SUBJECT  
PROPERTY

Palomar  
Mountain

*Pacific Ocean*

SAN MARCOS

VALLEY CENTER

ESCONDIDO

Hellhole Canyon  
City Preserve

DEL MAR

Los Penasquitos  
Canyon Open Space

POWAY

RAMONA

SAN DIEGO INTL AIRPORT

SAN DIEGO



# LOCATION OVERVIEW



# A *PICTURESQUE* COMMUNITY IN CALIFORNIA'S BACK COUNTRY

*Valley Center is a beautiful, rural town located in North San Diego County, California.*

Originally called Bear Valley (now Valley Center), recieved great noteriety for the capture of the largest California Grizzly Bear in history and later changed the name to reflect the beautiful terrain. A census-designated place and unincorporated municipality, Valley Center is characterized by unique topographic features, agricultural activities and large residential estates.

Part of Valley Center's charm are its deep agricultural roots, specializing in a variety of crops, including oranges, lemons, avocados, and, most recently, lavender. Animal farms can also be found, including hens and llamas. With commercial development projects, other major developments underway, and a commitment to preserving the rural integrity of the community, Valley Center is poised to be the gem of Backcountry San Diego.

Source: [vcchamber.com](http://vcchamber.com)

*100*

SQUARE MILES

*1855*

YEAR FOUNDED

*1,312'*

ELEVATION



An aerial photograph of a vast landscape. In the foreground, a dense, green forest of trees covers a hillside. Beyond the forest, the terrain opens up into a valley with patches of green fields and some small buildings. In the background, a range of rugged, brown mountains stretches across the horizon under a clear blue sky.

## LOCATION OVERVIEW

*Rancho Eugenio Ranch borders  
Palomar Mountain & Pauma  
Valley providing profitable  
climate & scenic views.*



## LOCATION OVERVIEW



### OCEANSIDE, CA

Oceanside is a thriving coastal community that provides all of the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of

outstanding coastal location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coveted coastal beauty and autonomy.

Data Source: ci.oceanside.ca.us

### TEMECULA, CA

Since its early beginning, in 1845, the Temecula Valley has always been a sought-after destination where the combination of mild climate and beautiful rolling hills have attracted human settlements.

Temecula is well known for its championship golf courses, a climate perfect for serene and beautiful hot-air ballooning adventures, and award-winning



wineries nestled in 3,000 acres of picturesque wine country, but that's just the beginning. The community's mix of entertaining activities and friendly residents entices visitors, want to return again and again.

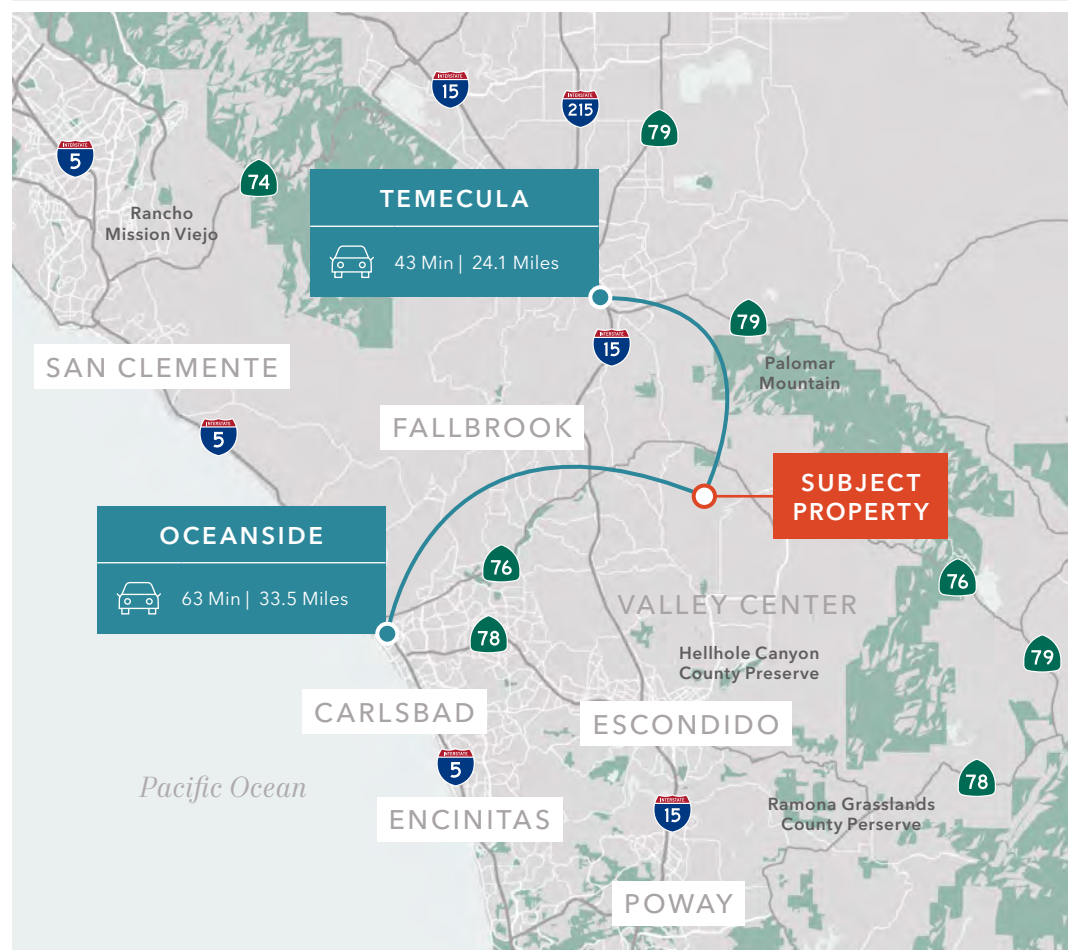
Data Source: temecula.gov

3.1M+

EST. ANNUAL VISITORS  
TO OCEANSIDE, CA

3.2M+

EST. ANNUAL VISITORS  
TO TEMECULA, CA





# TERMS

*The property is being offered at \$1,683,000 (contact brokers for details and guidance). Please consider the following:*

Crop consideration and/or farming expense reimbursements will be negotiated separately depending on the offer details and time frame for closing

Due Diligence recommended to be no longer than 30 days

Cash at close or terms

Contact brokers for agricultural financial needs



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