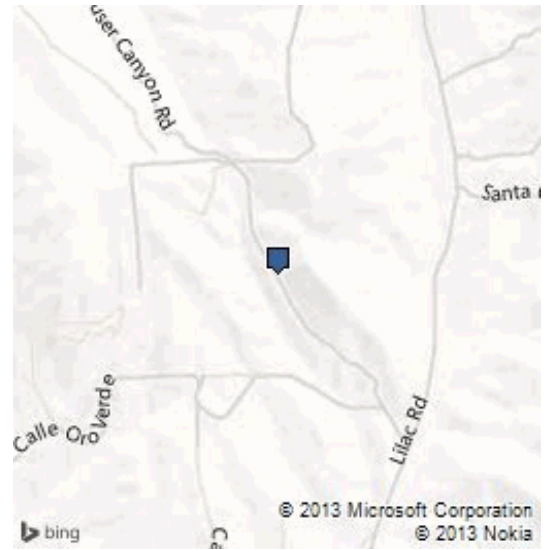


Status: **Active**
List Date: **11/05/2013**

ML#: **OC13225368**List Price: **\$3,250,000**

Area: Valley Center	County: San Diego	APN: 1285000600	List Date: 11/05/2013
55+:	Map:	Zone: A70	Ac/LSqft(S): 27/1,195,286 (A)
Terms: Submit, Cash, Owner May Carr	Gross Eqt:	Lot Dim:	\$/Sqft: \$2.72
Have:		DOM: 0	
Sale Type: Standard			
Directions: On I-15 exit SR76 (Pala Rd) heading East and turn right on Couser Canyon Rd.			

Description: **80-acre avocado (Hass and Carmen) and lemon tree (Meyer) farm ranch that has over 10,000 mature trees with significant revenue in good years. There is also a normal 3-bedroom, 2-bathroom 1,500 sq ft vacation home with furniture on site. Financial information available upon request.**

The 80 acres are composed of 5 separate parcels: 128-500-06-00, 128-500-05-00, 128-180-47-00, 128-180-48-00, 128-180-49-00.

Features

View: **Hills**
Utilities:
Community Features: **Valley**
Lot Features: **Access Road Maintained**
Disclosures:
Fencing:
Sewer/Septic:

Distance To

Bus:	Church:	Electric:	Phone Service:	Gas:	Freeway:
School:	Sewer:	Stores:	Street Frontage:	Water: On site	

Land

Poss New Zone:	Ingress/Egress:	Trees:	Fee: Fee
Present Use:	Cleared:	Topography:	FenceCond:
Potential Use:	%Usable:	Elevation:	Soil Type:
		Curr Geo:	Survey:

Infrastructure

Water Dist:	GPM:	Special Assessment:
Water Well:	Est.Hole:	Assessment:
Water in Feet:	Well Pmp Hrse Pwr:	Improvements:
Well Report:		

Tax Information

Tax Rate:	Imprv Ttl \$/ %: /	Builder's Tract:	Assoc Name:
Tax Rate Total:	PersProp \$/ %: /	Tract Number:	Assoc Phone:
Tax Rate Year: 2012	Land Value \$/ %: /	Comm/Cmplx:	Assoc Dues:
Tax Area:	Lot Number:	Tract Map:	Land Fee/Lse: Fee
Association Name 1:	Association Phone 1:	Association Dues 1:	
Association Name 2:	Association Phone 2:	Association Dues 2:	

Property Photos

