



THE LOPEZ GROUP

# ROSA SATTORIA AVOCADO FARM

Represented by: Angel J. Lopez, The Lopez Group | CalBRE# 01847165

6036 Rainbow Heights Road Fallbrook, CA





# YOUR OASIS AWAITS YOU..

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# 100.80 ACRES

## Pricing Subject to Offer

**MAIN RESIDENCE** 4 BEDROOM 3.5 BATHS 2,568 SQFT

**SECONDARY RESIDENCE** 2 BEDROOM 2 BATHS 1,053 SQFT

**TOTAL COMBINED SQUARE FOOTAGE IS 3,621SQFT**

Welcome to Rosa Sattoria, a beautiful Oasis located here in Southern California. This one of a kind 100.80-acre property is used as a working farm, residence and even has its own private approx 2 acre lake. The secluded park-like property includes a large two-story private residence with separate maids/guest quarters, several garages and barns, a caretaker's house, and 2-farm worker trailers. The lush grounds offer private picnic areas or camping grounds, with guest bathrooms and showers nearby. Get ready for a summer to remember aside the nearly 16ft deep lake! Jet skis, rope swings and a jumping platform provide fun for all ages. The lake is contiguous on the south end to a forest and park setting with granite picnic tables and running stream. This property has miles of scenic walking trails, with waterfalls and paved access roads throughout. It also has 5 water meters and over 5 wells on site! Multiple 3 phase power and 220 Volt hookups are located around the property and nearby the lake making camping ideal! Several pads have ocean views, which could offer additional development. There is also room for a helicopter pad. The property boasts an arboretum with labeled species, genus, and origin, 100's of palm trees, in addition to macadamia nut, oranges, lemons, pear, and grapefruit trees. Approximately 95% of the property is already fenced and there are over 2 miles of paved pathways and trails. Nearly 70 of the 100.80-acres are dedicated as an avocado grove capable of producing over 950,000-pounds annually of Hass avocados. Only 9 minutes to the freeway and 40 minutes to the coast! This unique property is truly a once in a lifetime opportunity to own such a special piece of Real Estate!



# ALL APN'S INCLUDED IN SALE ARE AS FOLLOWS:

109-340-02-00 (50.24 acres), 109-340-03-00 (33.94 acres),  
109-320-05-00 (2.54 acres), 109-320-06-00 (2.23 acres), 109-270-35-00 (11.85 acres)





# INVESTMENT HIGHLIGHTS

- 100.8-Gross Acres / 4,390,846-Gross Square Foot Lot
- Nearly 2 Acre Private Lake
- 70-Acre\* Producing Avocado Grove 10,000 Trees\*
- Can Produce 950,000+ Pounds of Avocados
- 4-Bedrooms & 3.5-Bathroom Private Residence
- 2-Bedroom & 2-Bathroom Caretaker House
- 2-Farm Worker Quarters
- Arboretum with Labeled Species, Genus & Origin
- 100's of Palm Trees
- Approx. 95% of Property is Fenced
- Room For Helicopter Pad
- Opportunity to Expand Existing Avocado Grove
- 5 Wells & Reverse Osmosis System
- Paid for Solar Panels
- AT&T Cell Tower Scheduled Gross Income of \$1K Month x 5 Years w/ Annual 7% Increase Clause Approx.
- 5 APNS Included in Sale
- 5 Separate Water Meters

(\*Numbers are approximate not exact)







REPRESENTED BY \_\_\_\_\_



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