

ORDWAY ROAD

FALLBROOK, CA 92028

FOR SALE



TAZA RANCH I A ±26.17-ACRE ORCHARD

LOCATED ALONG THE I-15 IN NORTH SAN DIEGO COUNTY

CBRE



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EXECUTIVE SUMMARY

AN ESTIMATED ±26.1 ACRE FARMING OPERATION IN NORTH SAN DIEGO COUNTY

CBRE is pleased to present the Taza Ranch Orchard, a ± 26.1 acre orchard in the northwest corner of San Diego county, just three miles east of I15 and 8 Miles from the village of Fallbrook. The property is 25 miles from the pacific ocean receiving ocean breezes.



ADDRESS

Along Ordway Road in Fallbrook, CA 92028



GROSS LAND SIZE

± 26.1 Gross Acres



ZONING

Agricultural



NET PLANTED ACREAGE

± 24.5 Acres



PROPERTY OVERVIEW

This unique property offers a rare opportunity to invest in a thriving grove nestled within a serene agricultural zone. Boasting panoramic views, the grove features mature “Reed” avocado trees, renowned for their superior taste and cultivated organically for the past 5–6 years, with organic certification imminent. The property enjoys the benefits of a new, state-of-the-art, automated irrigation system by CIS SYSTEMS, ensuring optimal water management, along with an 80 gallon per minute well and verified capacity for additional well sites.

The CIS irrigation system has all Netafim Automatic valves controlled by Motorola piccolos that use RF for communications. Additionally an Amiad Automatic filtration system with an automatic high pressure master valve is used for the main. This mechanism can be used to significantly reduce water and energy consumption. A recent hydrologist study showed potential for a well that would yield around 200–300gpm at a certain point on the property (study available upon at request).

The property is further enhanced by its secluded location, featuring gated access, a rough pad with basic amenities, and a seasonal stream. Conveniently located just three miles from I-15 and eight miles from the charming village of Fallbrook, it also benefits from its proximity to the Pacific Ocean, receiving cooling ocean breezes. The property is also near the popular Los Willows Wedding Estate.

Furthermore, the surrounding community is actively working to improve road infrastructure, with a proposed road improvement project in the works.

Offering Price	\$495,000
Offering Price Per Acre	\$18,956 Per Acre
Financing	Seller Financing Available
Size	26.1 Gross Acres
Crop Mix	Reed Avocados
Parcel Number	108-100-71-00
Topography	Mostly Gentle with Some Steeper Portions
Water Source	The entire grove has a new, state of the art irrigation infrastructure by CIS SYSTEMS; automated with long distance computerized control. Additionally, the property has an 80 gallon per minute well with multiple additional well sites identified on the property.
Zoning	Agriculture



PROPERTY OVERVIEW



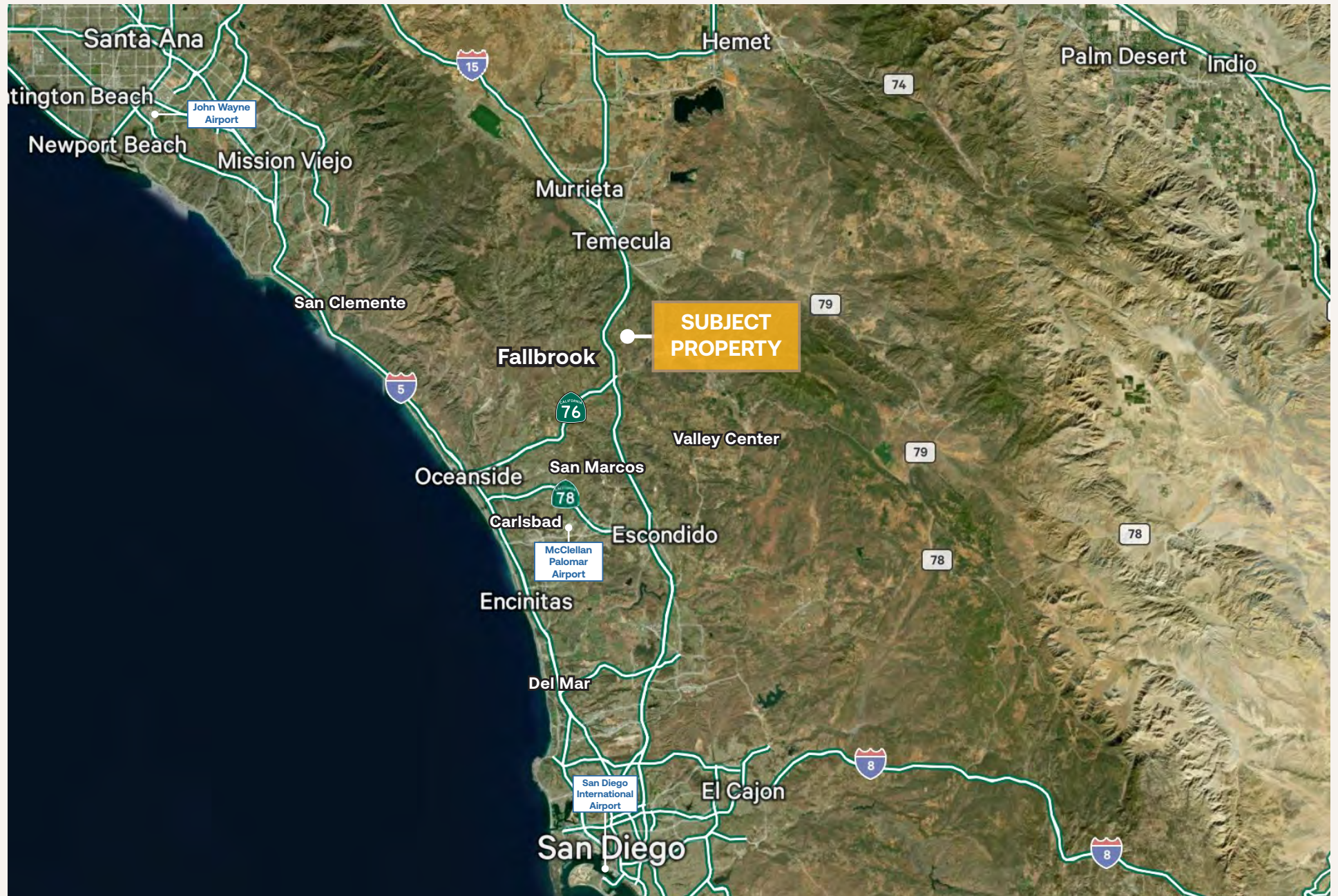
WEST VIEW

PROPERTY OVERVIEW

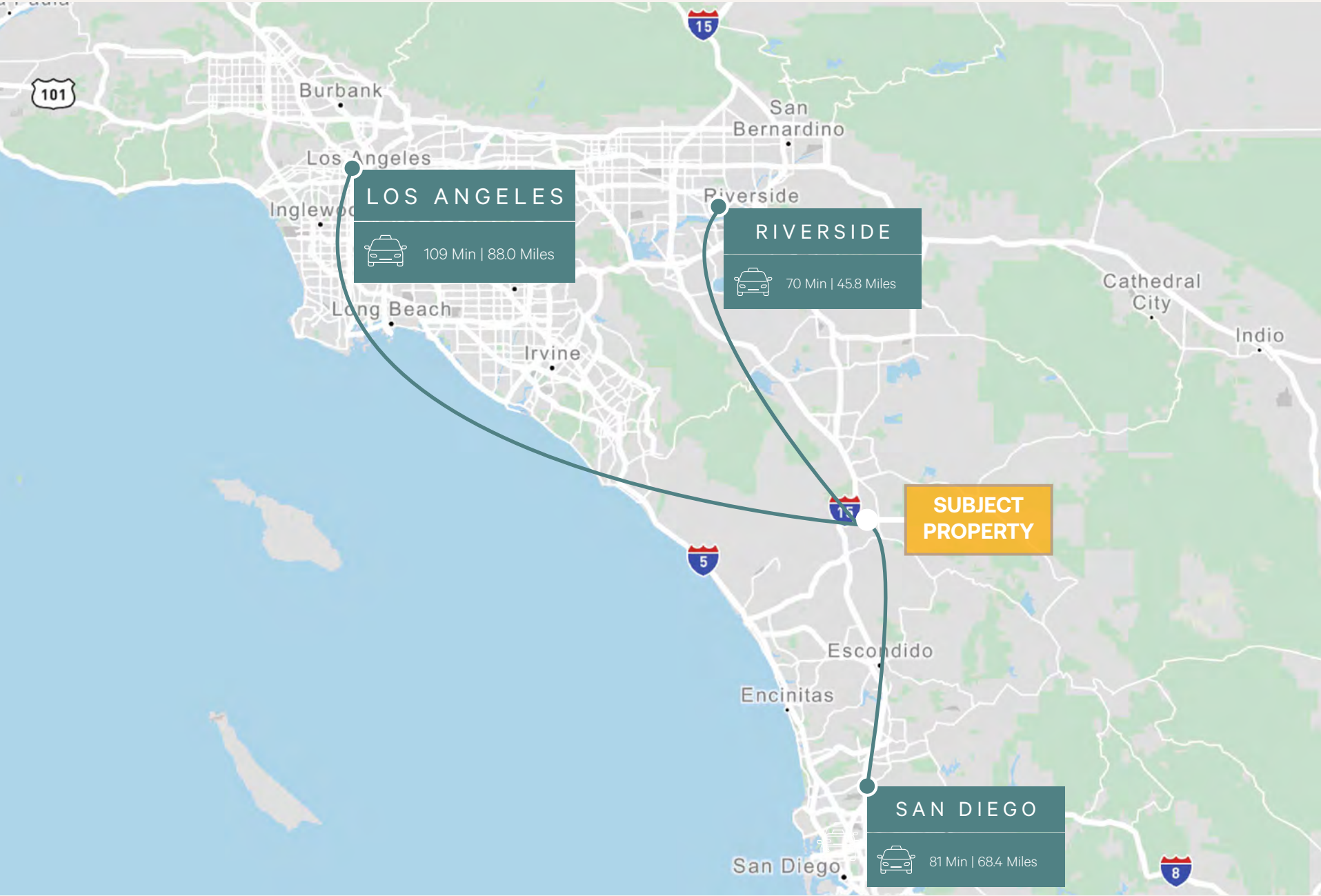


SOUTH VIEW

PROPERTY OVERVIEW



PROPERTY
OVERVIEW



Fallbrook

Nestled in the heart of northern San Diego County, Fallbrook, California, is renowned for its lush landscapes and charming small-town atmosphere. Known as the “Avocado Capital of the World,” Fallbrook boasts numerous avocado orchards that contribute to its agricultural heritage. The rolling hills and scenic countryside create a picturesque backdrop, making it an ideal spot for outdoor enthusiasts and nature lovers alike. Visitors can enjoy hiking trails, lush parks, and beautiful gardens throughout the area.

The downtown area of Fallbrook is vibrant and inviting, with a variety of local shops, artisan boutiques, and delightful eateries. Strolling through the town, one can find unique handcrafted items, antiques, and a selection of restaurants that serve everything from farm-to-table cuisine to international fare. The annual Fallbrook Avocado Festival celebrates the town’s agricultural roots with live entertainment, local vendors, and, of course, plenty of delicious avocado dishes.

Fallbrook is also home to a rich arts community, featuring galleries, theaters, and cultural events. The Fallbrook Art Center showcases works from local artists, while the nearby California Watercolor Society holds exhibitions that highlight talent from across the state. The town hosts various festivals and art walks, providing a platform for creative expression and community engagement.

For those seeking adventure, Fallbrook’s proximity to Temecula wine country offers opportunities for wine tasting and vineyard tours. The area’s mild climate and stunning vistas make it a prime location for outdoor activities, including horseback riding, cycling, and golfing. Whether exploring the scenic countryside or indulging in the local arts, Fallbrook is a hidden gem that captures the essence of Southern California living.



DEAL TERMS

The property is being offered at \$495,000.

DUE DILIGENCE

Contact listing brokers for access to due diligence materials.

SELLER FINANCING AVAILABLE

Seller will consider seller financing. Reach out to the listing brokers for details.

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