



Exclusive Income-Producing Avocado Grove Estate

San Diego County • 22.68 Acres • Offered at \$1,079,000



Discover a rare opportunity to own a producing 22.68-acre avocado grove estate in the scenic hills of San Diego County. This exceptional property combines privacy, natural beauty, and strong income potential — all approximately 1.5 hours from Los Angeles. Planted in 1976 by the renowned East Brothers of Fallbrook, the grove offers proven agricultural longevity, panoramic mountain views, and a long-standing production history.

The property features approximately 1,200 mature Hass avocado trees, plus pollinators, supported by established underground PVC irrigation, gated access, and excellent internal roads. The grove benefits from an east-facing orientation, helping mitigate extreme afternoon heat during hot summer months and reducing sun stress and burn on the trees. It is serviced by a 2-inch agricultural water meter through Rainbow Municipal Water District, and a profit and loss spreadsheet is available for review, with 2025 bin totals currently in progress.

Financing is available with approximately 5%–15% down for qualified buyers, creating a rare opportunity to acquire a large-scale agricultural property with relatively low upfront capital. In addition, a very reasonable well-drilling quote is available, providing buyers with a clear path to future water redundancy and long-term operational stability.



Infrastructure & Improvements

- Multiple graded pads suitable for RV parking, greenhouses, workshops, or potential ADUs (buyer to verify)
- Three access points including gated frontage on Puerto del Mundo and an additional easement from Green Street
- 16-foot solar-powered double gate installed in 2020
- 1,500-gallon septic system with potential capacity for expansion

On-Site Residence

A 908-square-foot one-bedroom, one-bath cottage built in 2006 features an open-concept layout, ceramic tile flooring throughout, a dual propane fireplace, new appliances, and a tankless water heater installed in 2025. A wraparound deck was rebuilt in 2022, and an unfinished walk-out basement includes plumbing and electrical, offering future expansion potential or additional rental income.

This property presents a compelling combination of current income production and long-term investment potential, whether as a working avocado grove, boutique agricultural operation, rental property, equestrian estate, or long-term land holding with possible future lot split into approximately four-acre parcels (buyer to verify).

Contact

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Preferred Agricultural Financing Available through Rural 1st