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Property Video

Sol Valley Ranch

824 Acres w/USDA Organic Certification

400,000 SF of total greenhouse potential
1876 Round Potrero Rd | Potrero, CA 91963

- Existing structures on the property include two homes – large barn and one rentable unit
- 5 wells service the property with full irrigation system in place (200 – 300 GPM)
- Previously used as a hemp and chicken farm
- Land may be utilized for commercial farming, private agriculture land, glamping retreat, ranch, cannabis with a license, and more
- Near Tecate Mexico border Crossing

ASKING PRICE: \$15,500,000

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aerial







location map

UNITED STATES / MEXICO BORDER

property information

location:

The subject property is located at 1876 Round Potrero Rd in Potrero, California. It is less than 5 miles to Interstate 94.

property profile:

The subject property is approximately 824.40 acres of prime agriculture land in Potrero, California. The existing structures can be used for various growing and farming, including animals.

It is in an excellent location less than 10 miles to the U.S. Mexico border. The land may be utilized for a variety of purposes, including commercial farming, private agriculture land, glamping retreat, ranch, cannabis with a license, and more.

jurisdiction:

County of San Diego

APNs & acreage:

604-050-01-00	→	365.50 Acres
604-010-02-00	→	90.00 Acres
604-090-01-00	→	248.90 Acres
602-170-02-00	→	120.00 Acres
TOTAL	→	824.40 Acres

zoning:

General Agriculture (A72)

existing structures and greenhouses:

- 2 existing homes
- One large barn
- 1 additional rentable unit
- Approx.. 400,000 SF in greenhouses in various stages of completion and condition

USDA organic certification:

The USDA organic certification on the property allows for flexibility of various future farming uses.

general plan:

Rural Lands (RL-40)

school district:

Mountain Empire Unified

services:

Water: There are 5 wells on the property

Sewer: Septic

Gas/Electric: SDG&E

Fire: CALFIRE Potrero Station

Police: San Diego County Sheriff's Department



property pictures

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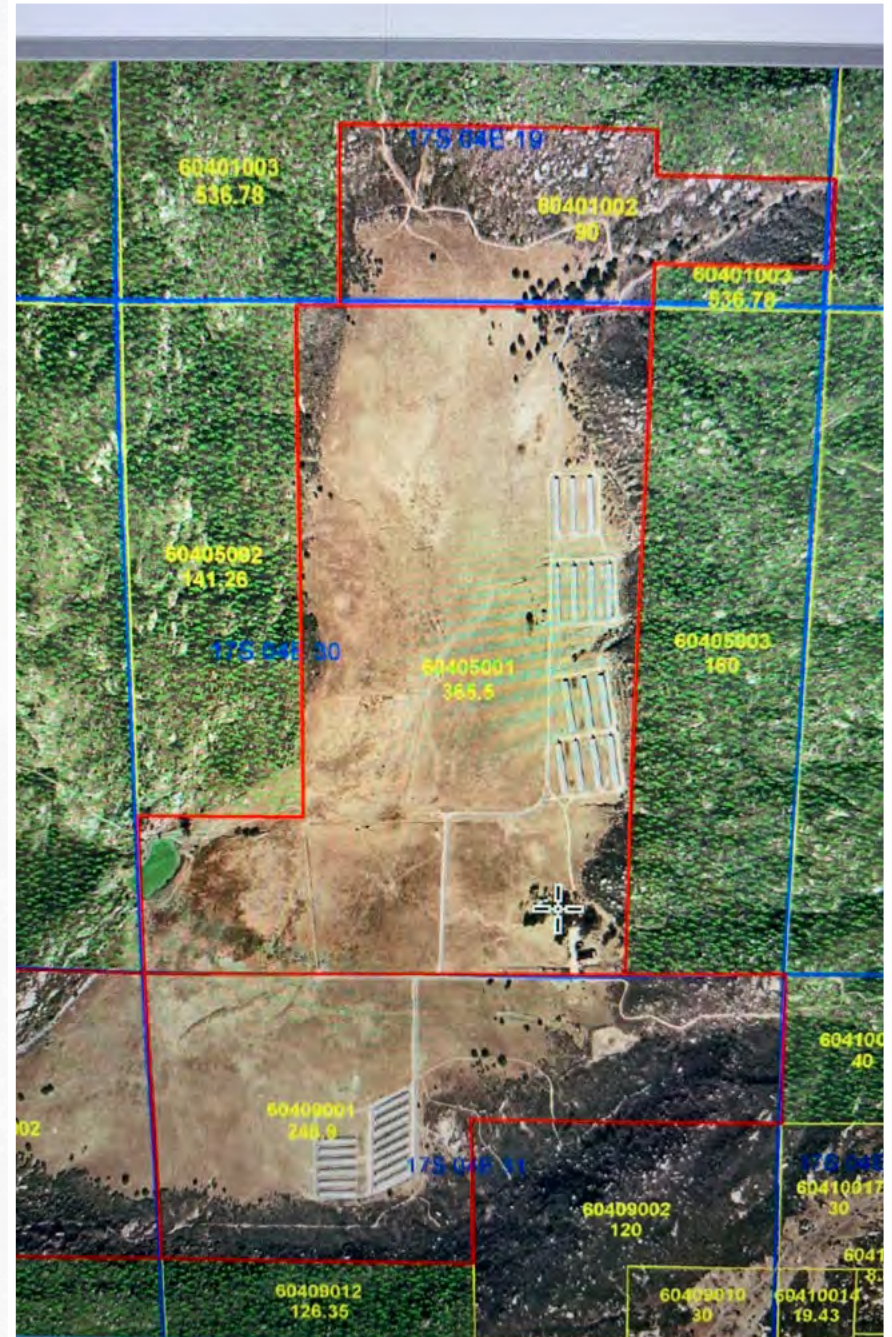
property pictures

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property layout

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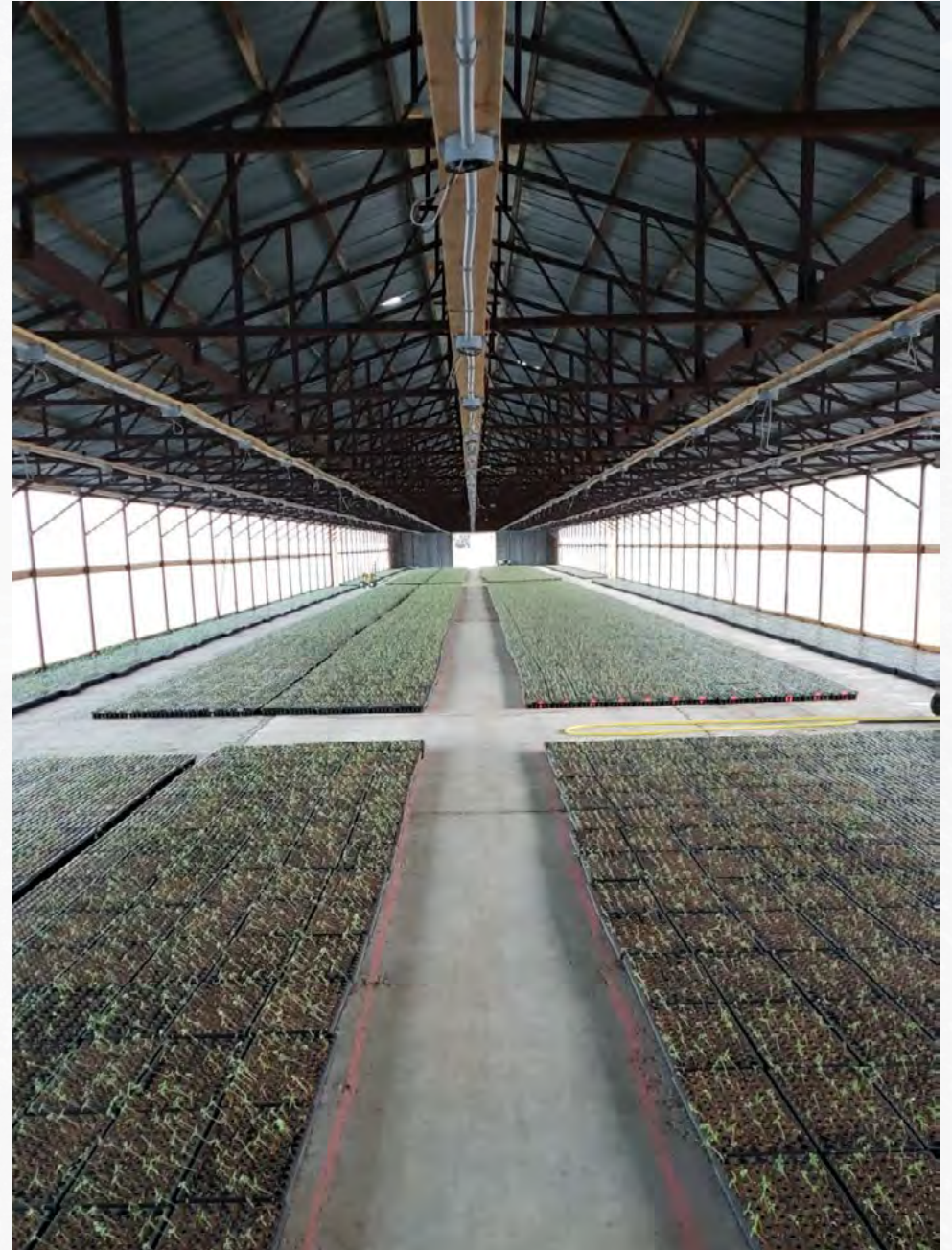
previous operation - property pictures

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previous operation - property pictures

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previous operation - property pictures

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previous operation - property pictures

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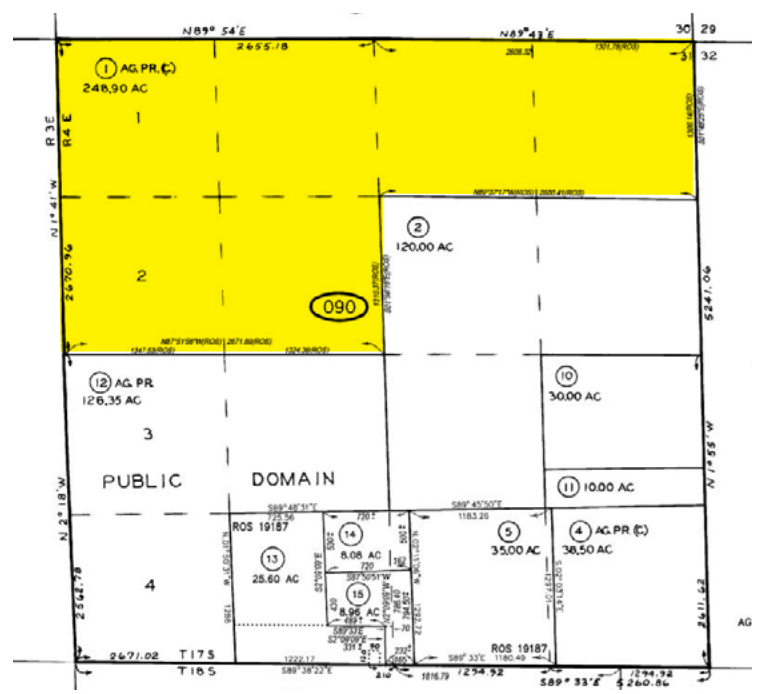
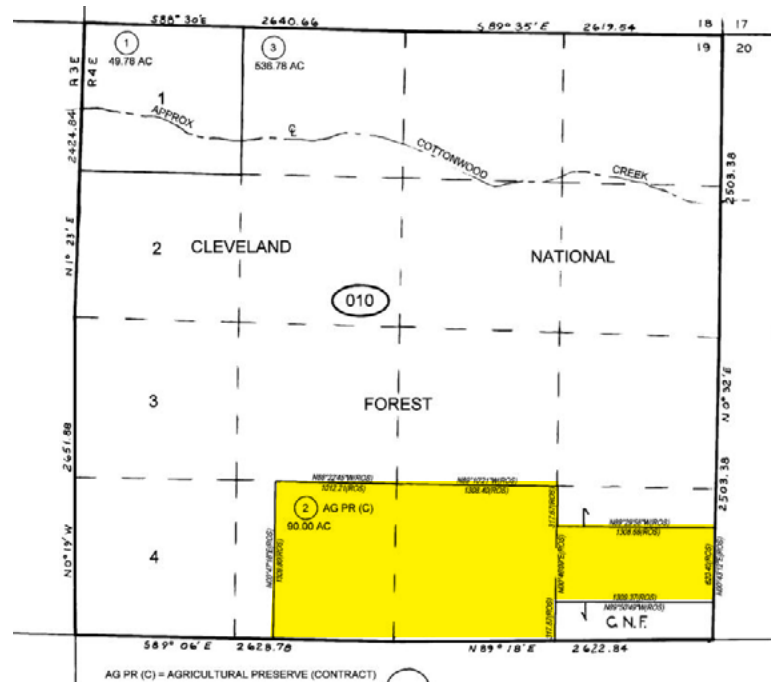
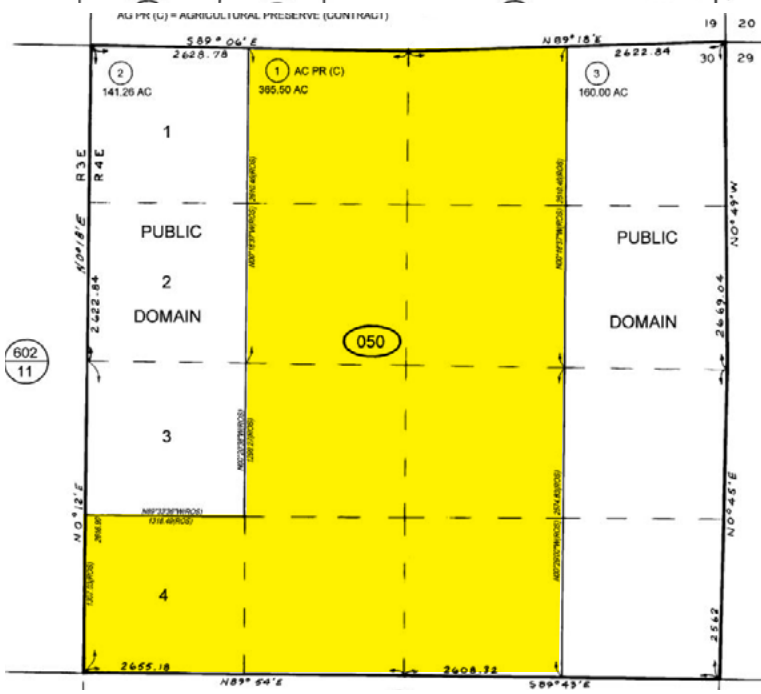
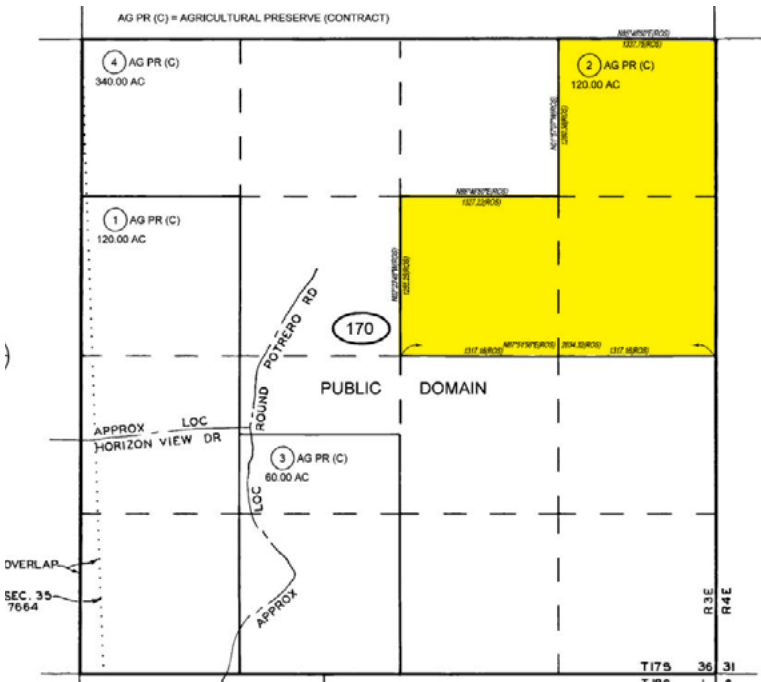


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- [CERTIFICATE OF ORGANIC REGISTRATION](#)
- [HEAVY METALS TEST](#)
- [HEMP IRRIGATION](#)
- [RDO EQUIPMENT QUOTE](#)
- [SEEDER INVOICE](#)
- [SOILS REPORT- COMPOUND 2019](#)
- [SOILS REPORT- NORTHWEST CHICKEN 2019](#)
- [SOILS REPORT- WEST BOWL 2019](#)
- [WELL PUMP TEST 2020](#)
- [WELL PUMP TEST 2020- SEEVER PUMP SERVICE](#)

plat map

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2023 demographics

1 mile



population
21,229



estimated households
7,673



average household income
\$97,588



median household income
\$113,304



total employees
11,996

3 miles



population
153,040



estimated households
61,407



average household income
\$122,410



median household income
\$107,539



total employees
157,944

5 miles



population
409,388



estimated households
174,948



average household income
\$112,090



median household income
\$106,916



total employees
262,736

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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