



# 40390 ROSS RD FALLBROOK, CA

Five Legal Parcels: 101-280-25, 101-280-27,  
101-280-28, 101-280-29, 101-280-30 | 80.05  
Acres

*Rolf E. Rawson, Broker / Owner*  
*DRE #00920606 | 951-695-2951*  
*Rolf@RawsonTeam.com*



Offered at \$2,629,000

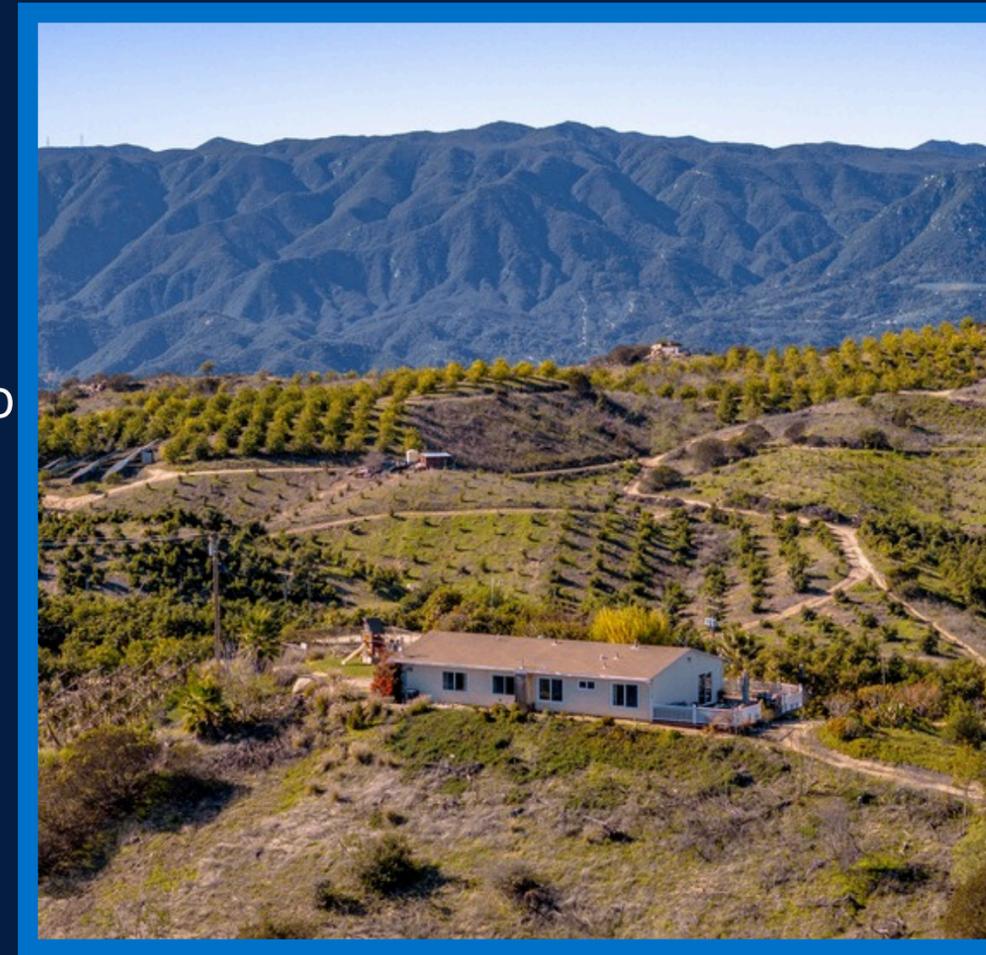
# PROPERTY NARRATIVE

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80.05-acre avocado grove with exceptional infrastructure and growth potential. Features include:

- 150+ GPM well with good water, fully offset by a 153.6 kW solar (480 panels) **paid-off solar installation.**
- **3,880+/- planted Avocado Trees and 1,000 +/- Eureka Lemons**
- Development Potential: With 5 legal parcels, you have incredible flexibility to sell off individual lots, build spec homes, or develop a multi-generational compound
- **Completely remodeled 4BR/2BA Home with 2 Car Attached Garage**
- 50+ acres of room to plant more

With production set to increase over the next decade, this is a unique opportunity for growth. Call Rolf Rawson to schedule a tour.





# PROPERTY SUMMARY

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Location:	40390 Ross Road Fallbrook, San Diego County, CA 92028
APN:	101-280-(25;27;28;29;30 Total of 5 Legal Parcels)
Acreage:	80.05 gross acres. Approximately 30 planted acres
Current Use:	Producing Grove and Short Term Rentals
Zoning:	A70 - Agriculture (San Diego County)
District Water Source:	3 - 2" Water Meter from Fallbrook Public Utility District, but not in use
Groundwater Source:	One agricultural wells continous 350GPM- 2nd Well drilled just need pump
Improvements:	Single Family Home, solar array
Trees:	30 acres of trees, 3800+/- Avocado Trees and 1,000+/- Lemons



# HISTORICAL GROVE YIELDS

Year	Total Avo lbs	Total Lemon lbs	AirBnB Income
2024	37,803	106,776	\$14,705.90
2023	117,182	105,920	\$12,361.00
2022	59,869	71,640	0
2021	26,288	19,720	0
2020	93,867	10,450	0
2019	2,782	0	0
2018	124,965	0	0

# SOLAR INFORMATION

Solar array is comprised of 480 panels, that are on twenty-one mounted racks.

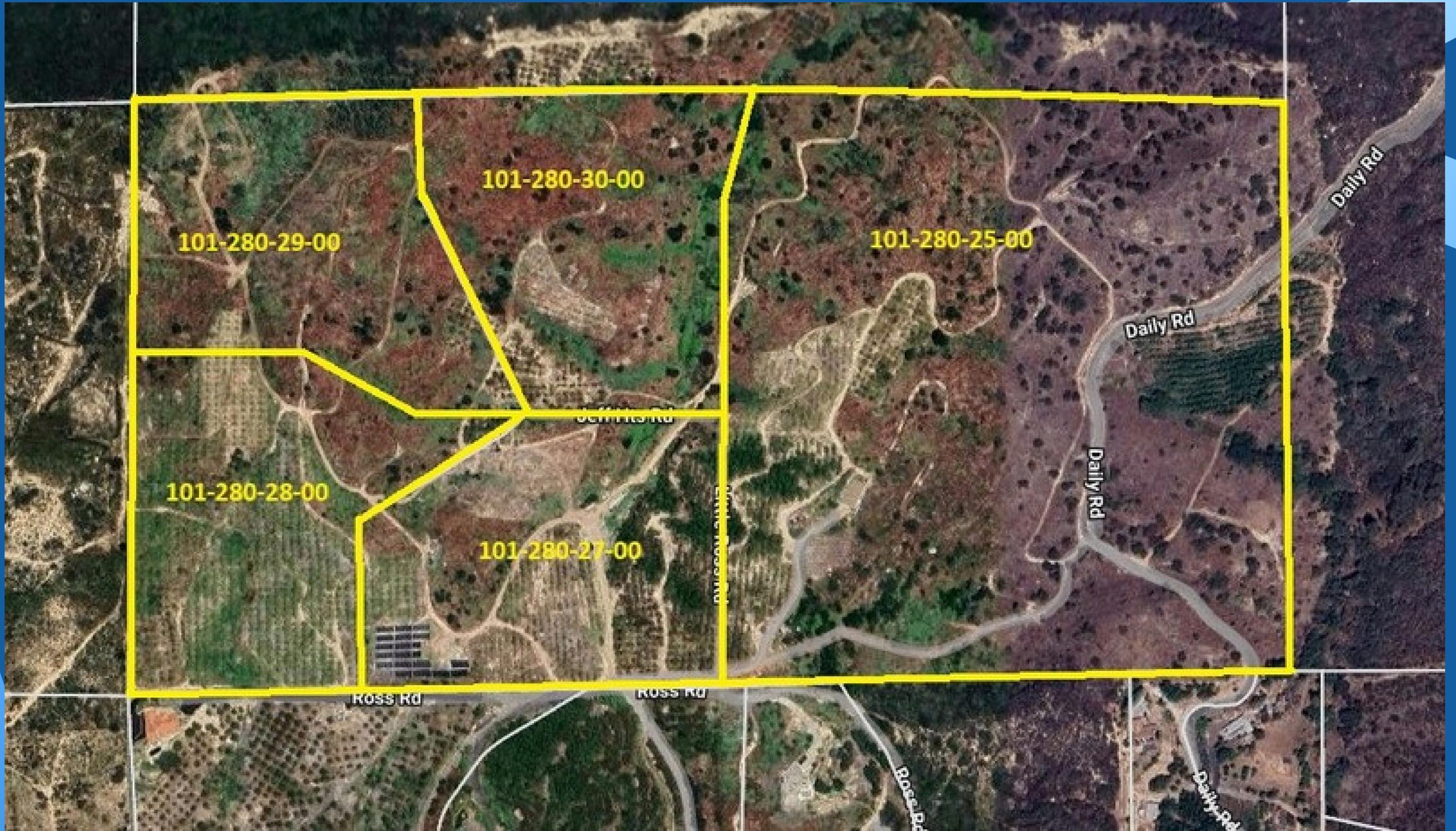
- 5 Inverters
- Ground PV Panel Mounting
- Fixed PV Panel Tracking
- 139.44 kW AC at 480 volts, three-phase, consistent with standard DC-to-AC conversion efficiencies.



# PROPERTY TAXES

APN	Gross Acres	Land Aessment	Improvement Assessment	Total Assessment	Taxes
101-280-25-00	39.50	\$29,426	\$83,444	\$112,870	\$2,203.00
101-280-27-00	10.32	\$19,350	0	\$19,350	\$564.58
101-280-28-00	10.18	\$21,138	0	\$21,138	\$519.26
101-280-29-00	10.07	\$1,532	0	\$1,532	\$307.56
101-280-30-00	9.93	\$4,513	0	\$4,513	\$297.88

The subject is within the taxing authority of San Diego County. Tax information for the 2025-2026 tax year is shown above.

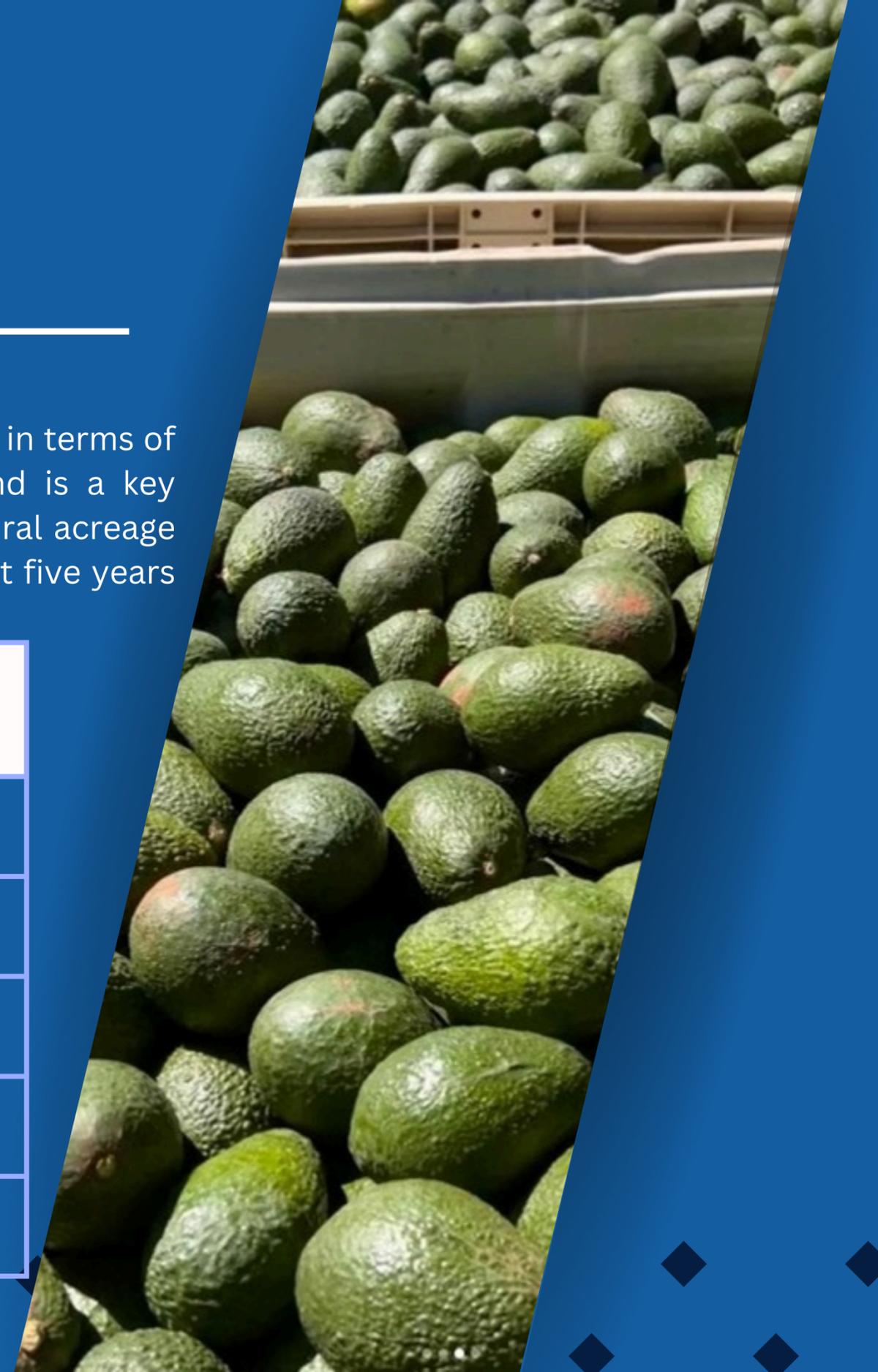


# AGRICULTURAL MARKET ANALYSIS

## *San Diego Agriculture*

Within the state of California, the largest agricultural state in the U.S., San Diego County ranks 13th in terms of agricultural production. Agricultural land in the county covers approximately 210,732 acres and is a key contributor to San Diego County's economy. San Diego County has seen declines in total agricultural acreage over the past couple of years. Total San Diego County agricultural production statistics for the past five years are summarized below.

Year	Production Value	Agricultural Acres	Production Value/Acre
2019	\$1,795,528,573	234,477	7,658
2020	\$1,810,326,411	224,549	8,062
2021	\$1,752,999,086	219,874	7,973
2022	\$1,780,000,000	214,438	8,301
2023	\$1,656,337,261	210,732	7,860





**PLEASE CONTACT ROLF RAWSON  
AT 951.695.2951 OR  
ROLF@RAWSONTEAM.COM TO  
GET ADDITIONAL INFORMATION  
OR SCHEDULE A SHOWING**

