

WINTERHAVEN-33

FALLBROOK, CA 92028

*±33 AC of Premium Agricultural Acreage in One of
Southern California's Most Desirable Farming Regions*

OFFERING MEMORANDUM

km Kidder
Mathews

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EXECUTIVE SUMMARY

Section 01

Kidder Mathews is pleased to present Winterhaven-33, a ± 33 acre agricultural property ideally positioned in the rolling hills of Fallbrook, San Diego County, CA

Once part of a historic family ranch, this is the final remaining parcel of a much larger legacy landholding – offering a rare opportunity to acquire premium agricultural acreage in one of Southern California's most desirable farming regions.

Located in the heart of southern Fallbrook's prime agricultural belt, the property features gentle, usable topography, excellent soils, and an ideal Mediterranean climate – making it exceptionally well-suited for high-value crops such as avocados, citrus, vineyards, or specialty nursery operations. Winterhaven-33 is easily accessible via Winterhaven Road, just eight minutes to Highway 76 and within a short drive of both Interstate 15 and Interstate 5, providing convenient regional access to the coastal and inland markets of Southern California.

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PROPERTY OVERVIEW

Section 02

AGRICULTURAL & INFRASTRUCTURE HIGHLIGHTS

The property is served by San Diego Gas & Electric (SDG&E) for gas and electric utilities and the Fallbrook Public Utility District (FPUD) for both domestic and agricultural water service. In addition, there is access to a reclaimed water line, offering the opportunity for low-cost irrigation—a valuable resource for growers of nursery stock, tree crops, or other water-intensive agricultural uses.

The site's A-70 zoning (1-acre minimum) allows a range of agricultural and residential uses, including permanent plantings, row crops, equestrian or private estate development, or a blend of agricultural and rural residential uses. With gentle topography and panoramic views, Winterhaven-33 also lends itself to vineyard or estate ranch development, where scenic appeal and usability combine to create a premium setting.



INVESTMENT HIGHLIGHTS

ACREAGE	±33.33 AC
ZONING	A-70 (1-acre minimum)
WATER SERVICE	Fallbrook Public Utility District (FPUD)
SLOPE	Gentle topography throughout
APN	106-300-41
UTILITIES	Electric & gas via SDG&E; reclaimed and domestic water via FPUD

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AREA OVERVIEW

Section 03

AREA OVERVIEW

Fallbrook is a premier agricultural community known for its rolling hills, Mediterranean climate, and strong farming heritage.

Often called the “Avocado Capital of the World,” the area is home to hundreds of thriving orchards, nurseries, and specialty crop operations. Its combination of fertile soils, mild year-round temperatures, and excellent growing conditions make it one of Southern California’s most desirable agricultural regions.

STRATEGIC LOCATION

Fallbrook offers a rural setting with convenient access to major transportation corridors, including Interstate 15 and Highway 76, connecting to the broader Southern California market. The area is approximately one hour from both San Diego and Orange County, providing access to urban amenities, labor, and distribution infrastructure while maintaining its agricultural identity.

AGRICULTURAL STRENGTH & INVESTMENT APPEAL

The region supports a wide range of high-value crops—avocados, citrus, vineyards, and ornamental nurseries—benefiting from well-drained soils and an extended growing season. With established irrigation infrastructure and proximity to packing and processing facilities, Fallbrook continues to attract both legacy farmers and institutional investors seeking stable, income-producing agricultural holdings.

GROWTH & DIVERSIFICATION

Beyond traditional farming, Fallbrook’s scenic topography and strong agritourism reputation offer potential for diversified land uses, including boutique vineyards, event venues, and farm-to-table experiences. Increasing regional demand for lifestyle ranches and rural estates also supports long-term land value appreciation.

KEY HIGHLIGHTS

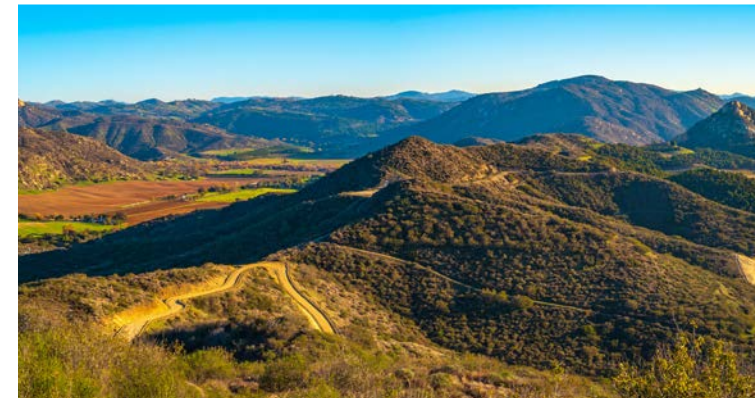
Proven agricultural performance and brand recognition

Strategic location with easy access to major Southern California markets

Favorable Mediterranean climate and fertile soils

Strong water infrastructure via local districts

Attractive setting for both agricultural and lifestyle investment



AREA OVERVIEW





OPPORTUNITY SUMMARY

OPPORTUNITY SUMMARY

Winterhaven-33 represents a rare chance to acquire premium agricultural land in one of San Diego County's most established growing regions. With strong fundamentals – excellent access, quality soils, gentle terrain, favorable zoning, and available infrastructure – the property offers a canvas for a wide range of agricultural, estate, or long-term investment uses.

Buyers may capitalize on California's agricultural tax incentives, including depreciation of permanent plantings and operational write-offs, while participating in the continued strength of Fallbrook's agricultural economy and land values.

Whether your vision is to cultivate a productive farm, create a private ranch or vineyard estate, or hold a high-quality land investment in the path of growth, Winterhaven-33 offers enduring value, legacy character, and true Southern California agricultural appeal.

\$1,300,000

LIST PRICE

Due Diligence: Recommended to be 60 days or less

Financing: Cash at Close - Seller's will not consider Seller-Financing. Reach out to the listing brokers for financing needs.

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