

# 47.54 ACRE ORGANIC CITRUS GROVE W/ WELL

Highway 76 | Pauma Valley, CA 92082

- Approx. 3,000 Organic Valencia Orange Trees
- Three Wells on the Property
- Excellent location near Harrah's Resort and Pauma Valley Country Club
- Agriculture (A70) Zoning

Asking Price: \$950,000

Pauma Valley  
Country Club



12.9 MILES



4.8 MILES



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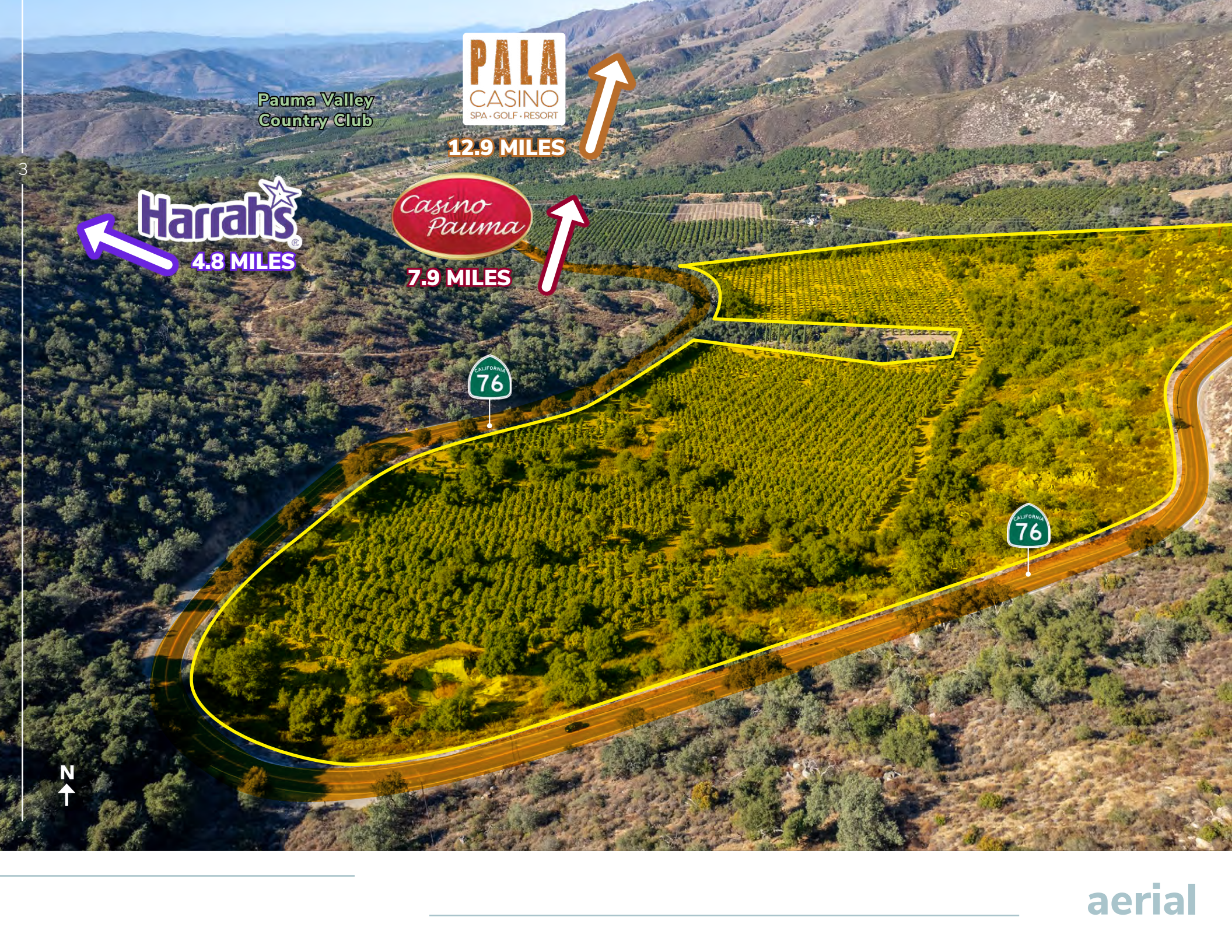
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Pauma Valley  
Country Club

**PALA**  
CASINO  
SPA · GOLF · RESORT

**12.9 MILES**

**Harrah's**  
4.8 MILES

*Casino  
Pauma*

**7.9 MILES**

CALIFORNIA  
76

CALIFORNIA  
76

N  
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aerial









Palomar Mountain

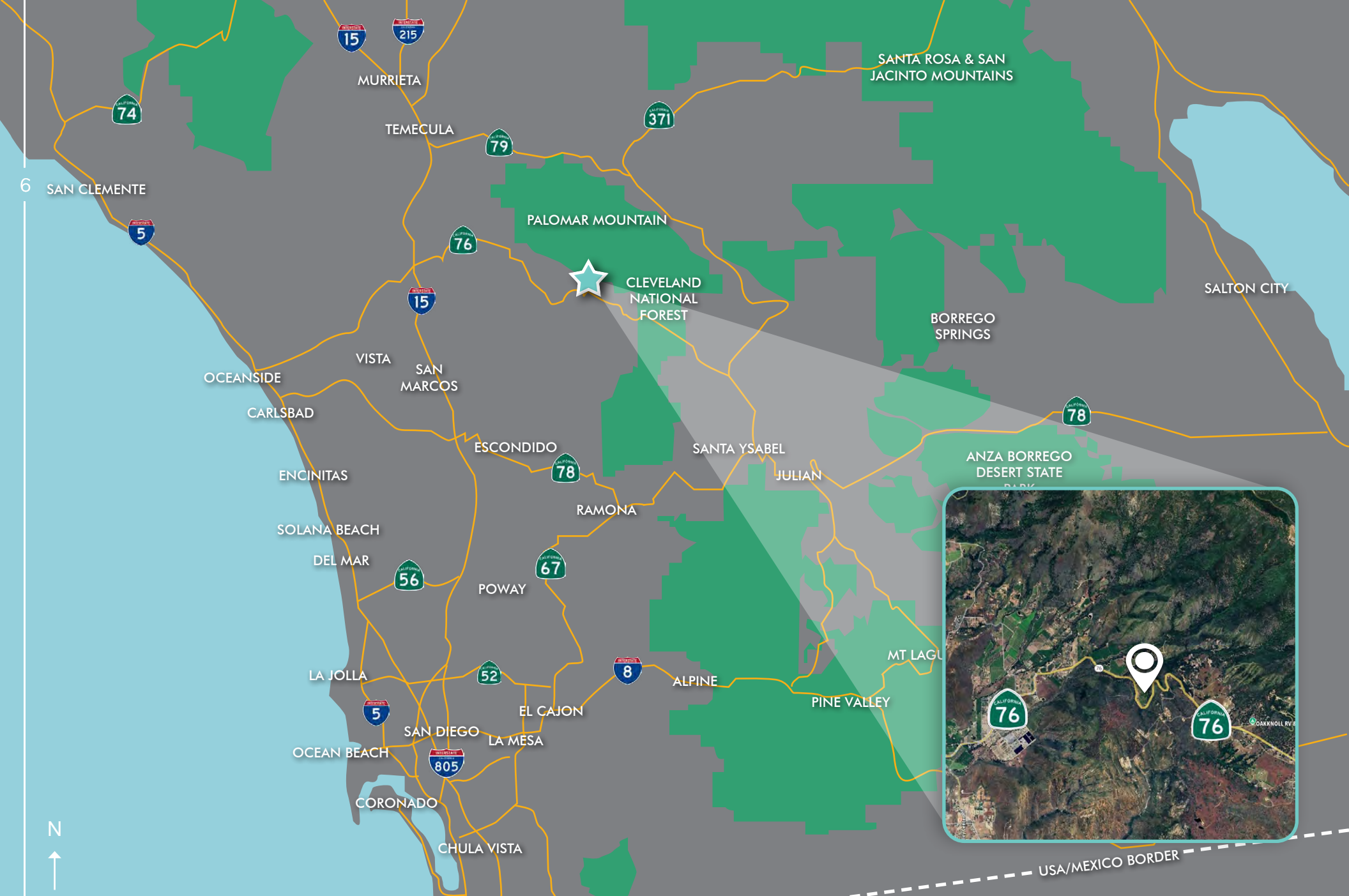
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CALIFORNIA  
76



aerial





location map



# property information

## location:

The subject property is located along Highway 76 in Pauma Valley, California. It is just east of Pauma Valley Road and approximately 15 miles east from I-15. It is approximately 4.5 miles northeast of Harrah's Resort, 5 miles east of the Pauma Valley Country Club, 7.9 miles southeast of Casino Pauma and 12.9 miles southeast of Pala Casino.

## property profile:

The subject property is approximately 47.54 acres of agriculture land with approximately 3,000 organic mature Valencia orange trees. There are three wells on the property and the property is completely gated.

## jurisdiction:

County of San Diego

## APN's:

134-240-24-00

## acreage:

47.54 Acres

## zoning:

Limited Agriculture (A70) ([Click to View Zoning](#))

## general plan:

Rural Lands (RL-20) ([Click to View General Plan](#))

## density:

1Du /20 Ac

## services:

**School District:** Pauma Valley- Pauma Unified School District

**Gas/Electric:** SDG&E

**Fire:** San Diego County Fire Protection District

**Police:** Pauma Police Department





# property photo

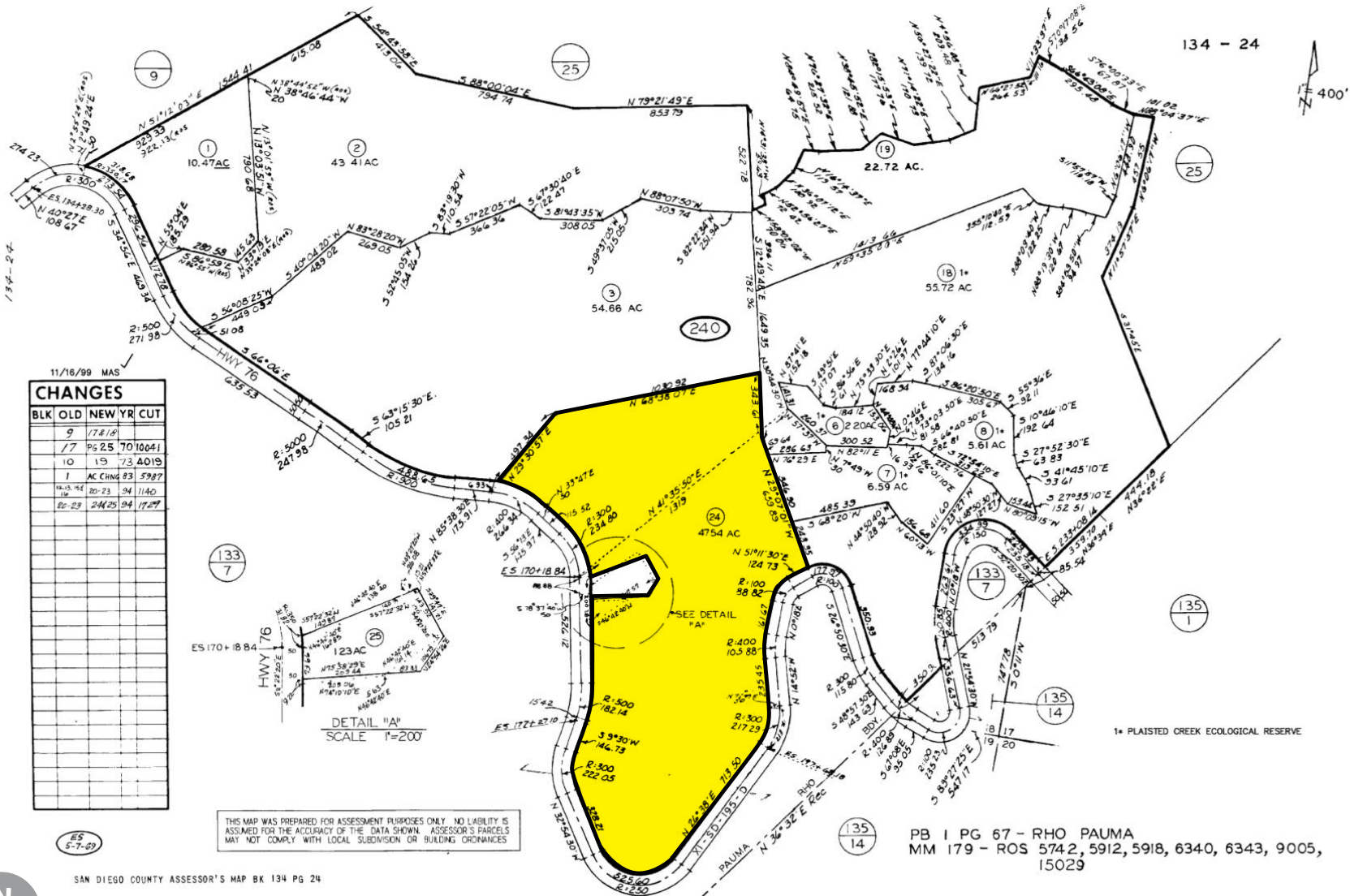
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# plat map

9



SAN DIEGO COUNTY ASSESSOR'S MAP BK 134 PG 24



# 2024 demographics

3 miles



population  
1,452



estimated households  
505



average household income  
\$134,280



median household income  
\$106,907



total employees  
1,766

5 miles



population  
3,921



estimated households  
1,380



average household income  
\$136,486



median household income  
\$109,158



total employees  
2,339

7 miles



population  
12,172



estimated households  
4,049



average household income  
\$145,460



median household income  
\$119,951



total employees  
4,580



## LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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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