

OFFERING MEMORANDUM

RANCHO EUGENIO RANCH

*A ±140 AC organic avocado ranch
with ±85 AC of planted avocados
surrounded by Palomar Mountain
and Pauma Valley nestled in
Valley Center, California.*

36727 MUUTAMA LANE
VALLEY CENTER, CA

 Kidder
Mathews

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*Exclusively
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This is a confidential Offering Memorandum and is provided solely for your limited use and benefit in evaluating this investment opportunity.

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By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) with the prior written authorization of Kidder Mathews and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any of the content in any fashion or manner detrimental to the interest of Owner or Kidder Mathews.

By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.

EXECUTIVE SUMMARY

A *USDA CERTIFIED* ORGANIC AVOCADO RANCH HIDDEN IN CALIFORNIA'S COASTAL MOUNTAINS

Kidder Mathews is pleased to present "Rancho Eugenio", an approximate 140-acre organic avocado ranch located in Northern San Diego County. With a mix of mature and young plantings, this ranch offers both immediate revenue and a long-term investment opportunity. Rancho Eugenio Ranch is nestled just east of the Pacific Ocean, in the vast green wilderness and mountain ranges of Valley Center.

POSTAL ADDRESS	36727 Muutama Lane, Valley Center, CA 92082
GROSS LAND SIZE	±140 Gross Acres
PARCEL NUMBERS	128-150-28, -29,-30 & -31
ZONING	A70 (40-Acre Minimum Lot Size)

Rancho Eugenio is located in a unique micro-climate known for its moderate temperatures, prime for avocado production.

PROPERTY OVERVIEW

PROPERTY DETAILS

Rancho Eugenio Ranch is an established agricultural operation that offers a new buyer the ability to continue existing farming operations while optimizing the ranch with new plantings on the plentiful bare acreage.

The ranch has four (4) legal parcels with multiple potential building locations which offer expansive views of the rolling hills in Valley Center and north to Pauma Valley and Palomar Mountain.

The operation is professionally managed, offering the potential for a passive investment.



+140
ACRES GROSS
LAND SIZE

+85
NET PLANTED
ACREAGE

FOUR
LEGAL
PARCELS

USDA
ORGANIC
CERTIFIED

INVESTMENT HIGHLIGHTS



FULL IRRIGATION SYSTEM

District water is provided by Yuima Municipal Water District via two 3" agricultural water meters. There is 3-phase electrical provided by SDG&E. Each tree is equipped with a sprinkler emitter. Fertilizer is provided through the irrigation system from multiple injection stations.



DESIRABLE LOCATION

Rancho Eugenio Ranch is located in Valley Center, which has deep agricultural roots specializing a variety of crops including oranges, lemons, avocados & most recently lavender.



ORGANICALLY CERTIFIED OPERATION

Rancho Eugenio Ranch is USDA certified organic. Organic certification means that Rancho Eugenio use natural processes & materials that contribute to soil health, crop nutrition, pest/weed management & conservation of biological diversity.

RANCHO FEATURES

Rancho Eugenio was originally planted in 1977

During the last 15 years, management has completed a mix of stumping and new plantings to promote new canopy growth and crop production

Converted to organic production approximately 8 years ago to increase revenues through the organic premium received from the packing house and retailers

Contract labor for harvesting, pruning, stumping, re-planting and other projects are provided from professional management

A wide variety of specialty crops are being grown in proximity to Rancho Eugenio Ranch due to this highly desirable micro-climate

PROPERTY OVERVIEW

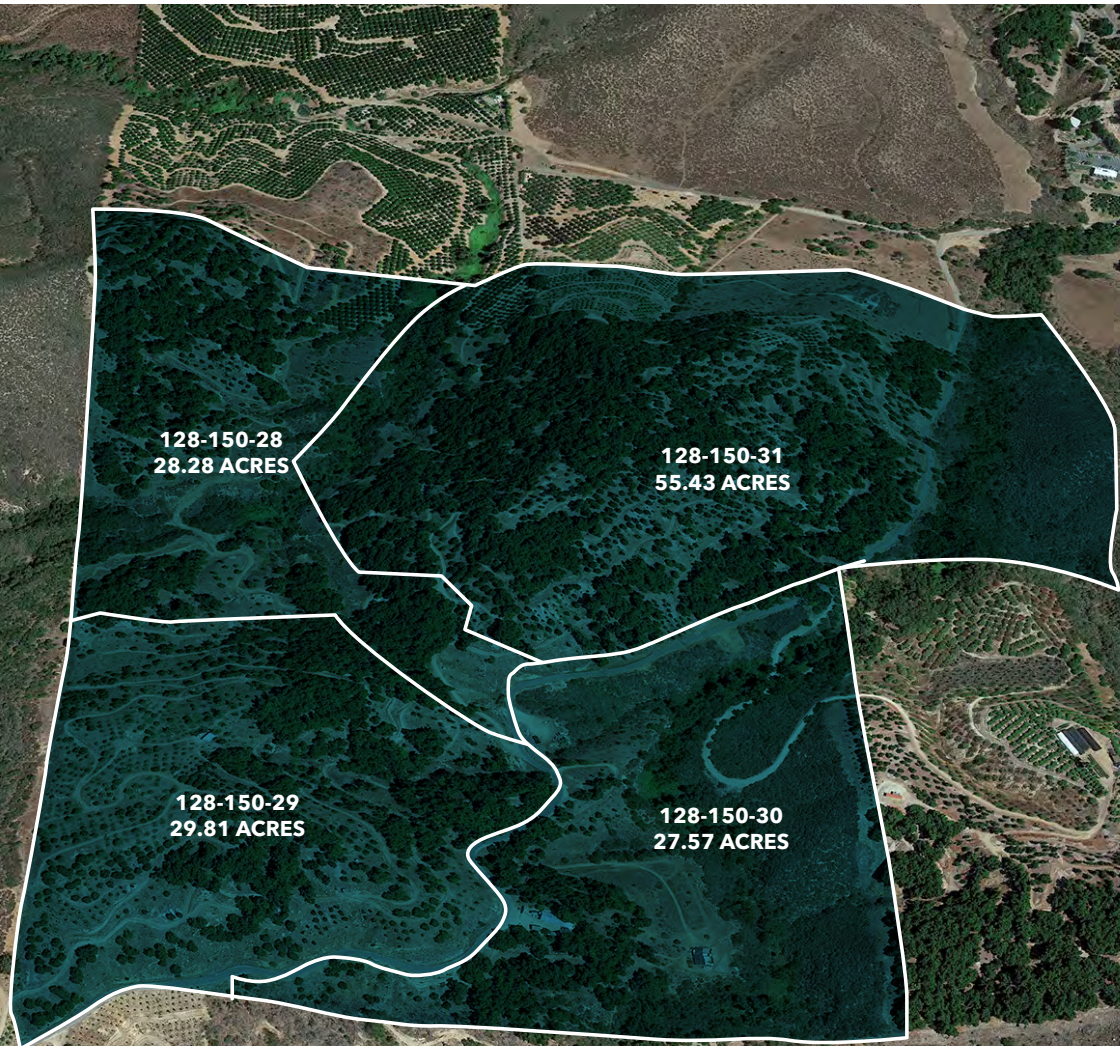
EQUIPMENT STORAGE SHED



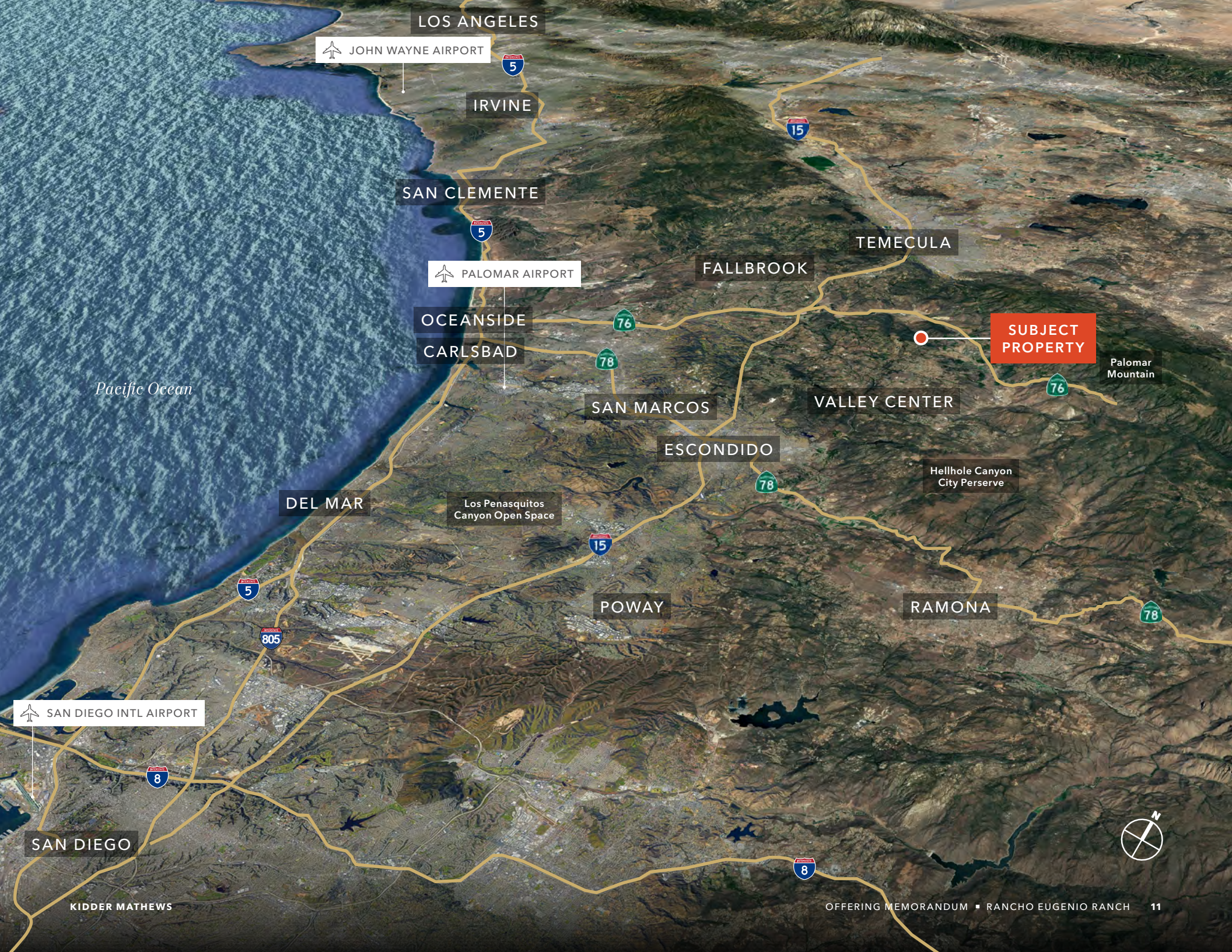
BOOSTER PUMP



PARCEL MAP



MUUTAMA LN



LOS ANGELES

JOHN WAYNE AIRPORT



IRVINE

SAN CLEMENTE



TEMECULA



PALOMAR AIRPORT

FALLBROOK

SUBJECT PROPERTY

OCEANSIDE



Palomar Mountain

CARLSBAD



VALLEY CENTER

Pacific Ocean

SAN MARCOS

ESCONDIDO



Hellhole Canyon City Preserve

DEL MAR

Los Penasquitos Canyon Open Space

POWAY

RAMONA



SAN DIEGO INTL AIRPORT



SAN DIEGO



LOCATION OVERVIEW



A *PICTURESQUE* COMMUNITY IN CALIFORNIA'S BACK COUNTRY

Valley Center is a beautiful, rural town located in North San Diego County, California.

Originally called Bear Valley (now Valley Center), received great notoriety for the capture of the largest California Grizzly Bear in history and later changed the name to reflect the beautiful terrain. A census-designated place and unincorporated municipality, Valley Center is characterized by unique topographic features, agricultural activities and large residential estates.

Part of Valley Center's charm are its deep agricultural roots, specializing in a variety of crops, including oranges, lemons, avocados, and, most recently, lavender. Animal farms can also be found, including hens and llamas. With commercial development projects, other major developments underway, and a commitment to preserving the rural integrity of the community, Valley Center is poised to be the gem of Backcountry San Diego.

Source: vcchamber.com

100

SQUARE MILES

1855

YEAR FOUNDED

1,312'

ELEVATION

LOCATION OVERVIEW

Rancho Eugenio Ranch borders Palomar Mountain & Pauma Valley providing profitable climate & scenic views.

LOCATION OVERVIEW



OCEANSIDE, CA

Oceanside is a thriving coastal community that provides all of the conveniences of a modern city without the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers a unique combination of

outstanding coastal location, well-priced available land and multiple resources. California's main highway, Interstate 5, runs through Oceanside, as does Highway 78, which provides southeast access to Interstate 15. Highway 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations, while at the same time maintaining its coveted coastal beauty and autonomy.

Data Source: ci.oceanside.ca.us

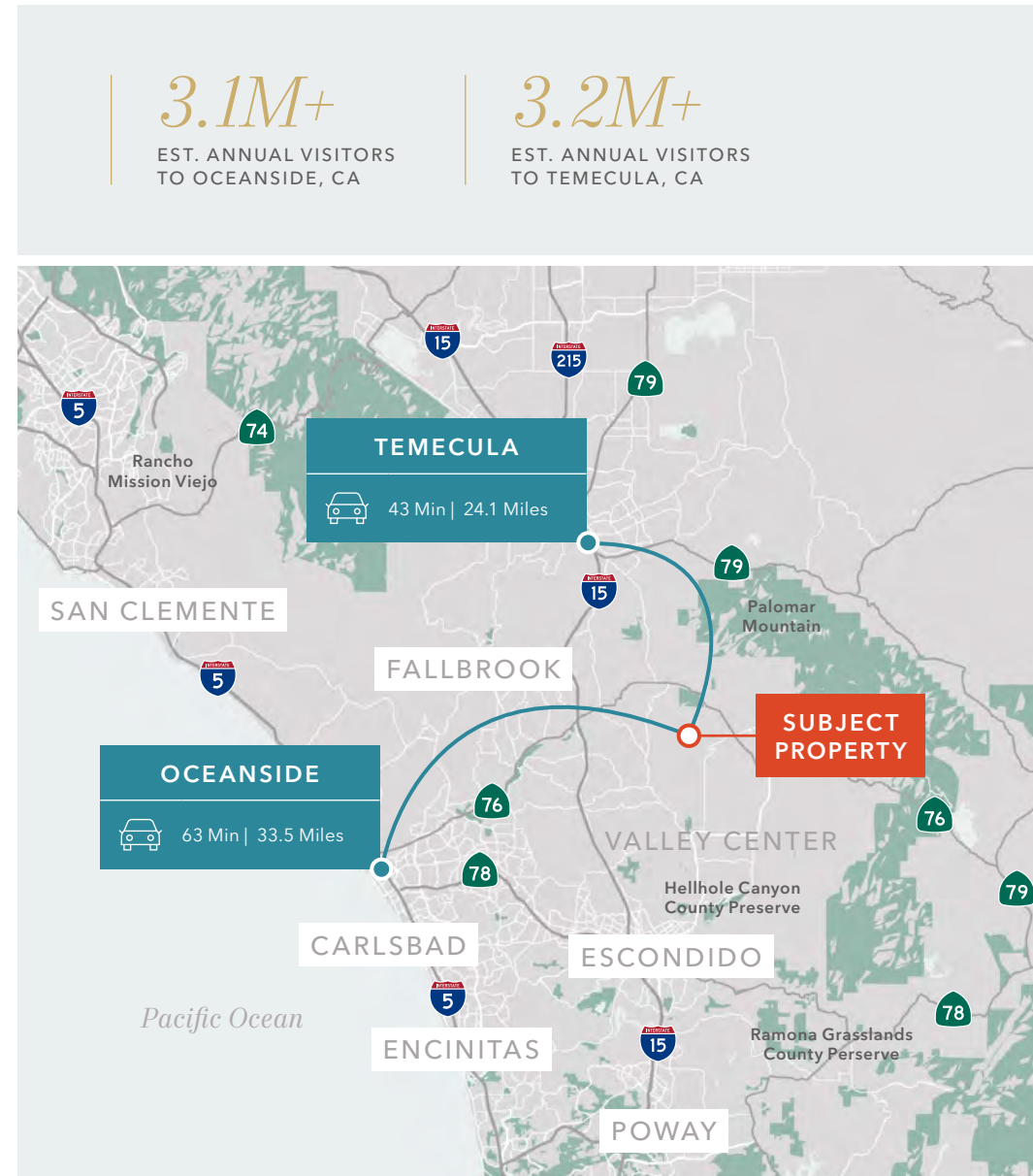
TEMECULA, CA

Since its early beginning, in 1845, the Temecula Valley has always been a sought-after destination where the combination of mild climate and beautiful rolling hills have attracted human settlements.



wineries nestled in 3,000 acres of picturesque wine country, but that's just the beginning. The community's mix of entertaining activities and friendly residents entices visitors, want to return again and again.

Data Source: temecula.gov



TERMS

The property is being offered at \$1,683,000 (contact brokers for details and guidance). Please consider the following:

Crop consideration and/or farming expense reimbursements will be negotiated separately depending on the offer details and time frame for closing

Due Diligence recommended to be no longer than 30 days

Cash at close or terms

Contact brokers for agricultural financial needs

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