

PROPERTY BOUNDARY LINES ON THIS AERIAL MAY NOT BE ACCURATE AND ARE PROVIDED TO SHOW APPROXIMATE LOCATION ONLY



3137 E Valley Parkway, Escondido 92027
3135 E Valley Parkway, Escondido 92027
3160 Slivkoff Dr., Escondido 92027



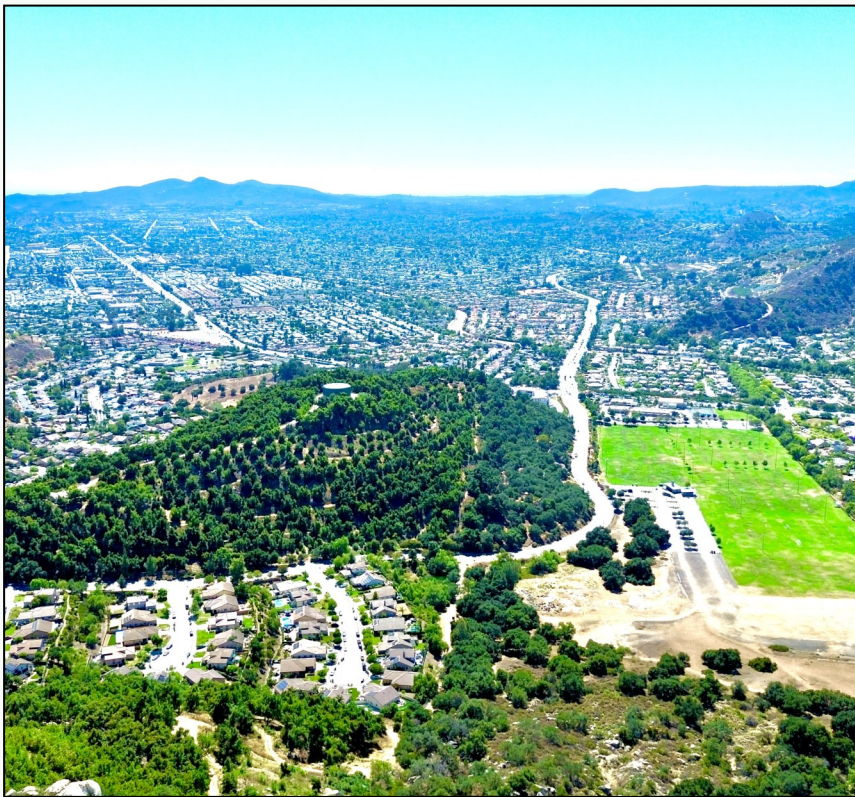
This unique property features:

- 4 Separate Parcels
- 60+ Acres
- Producing Avocado Grove
- 2 High Producing Wells (200+ GPM & 40+ GPM)
- 3" & 2" Water Meters
- 144 Paid Solar Panels
- 2 Detached Homes
- Small Workshop
- Automatic Gated Entry
- Multiple Flat Pads
- Parklike Setting
- Panoramic Views From Every Angle



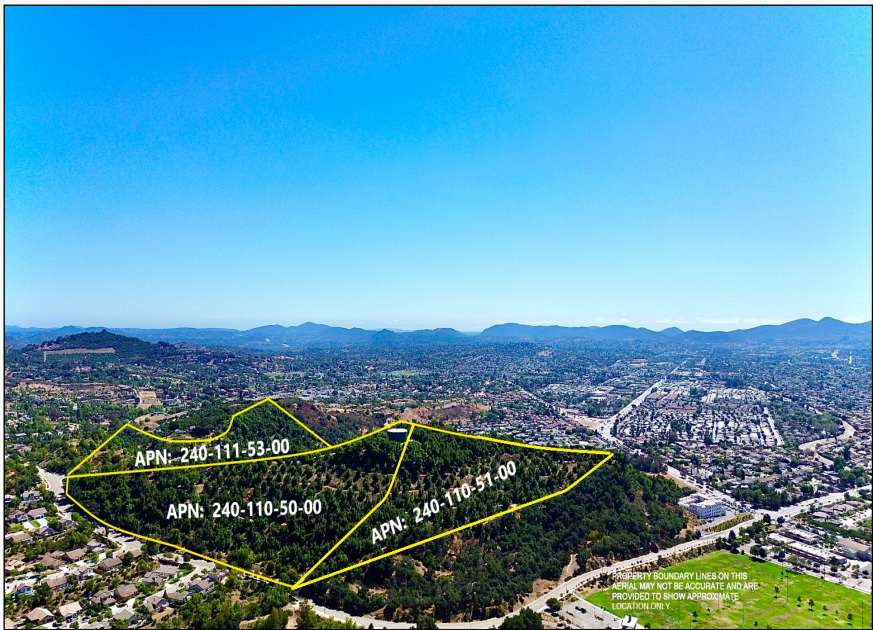
List Price
\$2,975,000





Rare 60+ Acre Organic Avocado Farm – A Private, Income-Producing Retreat in the Heart of Escondido An extraordinary opportunity to own over 60 acres with an avocado grove in the scenic hills of Escondido. Set across 4 separate parcels, this income-producing estate offers the ultimate blend of agricultural utility, residential flexibility, & serene privacy—all just minutes from downtown Escondido, major highways, & San Diego attractions.





The professionally managed grove consists of mature and planted Hass avocado trees, supported by advanced irrigation infrastructure and two high-producing wells (200+ GPM and 40+ GPM). Two district water meters (3" & 2") and a robust 144 panel (34kw) paid solar power system further enhance efficiency and long-term cost savings. Reclaimed water from the City of Escondido is expected to be available soon, increasing the property's sustainability and future value. The estate includes two detached homes, ideal for multigenerational living, rental income, or on-site management, along with a small woodshop perfect for creative projects or continuing the property's tradition of handcrafted avocado wood furniture. Security and privacy are top priorities, with an automatic gated entry, and a comprehensive camera surveillance system.





Enjoy panoramic views from every angle, with rolling terrain, scenic groves, and a hidden view deck tucked into the trees—perfect for unwinding in your own private park-like setting. Multiple flat pads offer future development potential or additional farming capacity, and well-maintained access roads ensure smooth operation year-round. This is more than a farm—it's a rare lifestyle property offering peace, productivity, and possibility in one of Southern California's most fertile and desirable agricultural regions

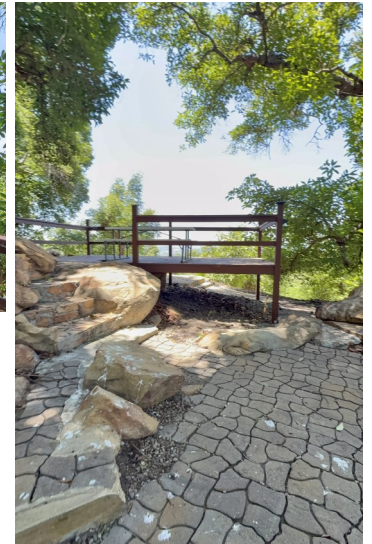


APNS:

- 1) 240-110-50-00
- 2) 240-110-51-00
- 3) 240-111-53-00
- 4) 240-110-24-00

MLS:

NDP2507535
NDP2507536



To schedule a showing call:



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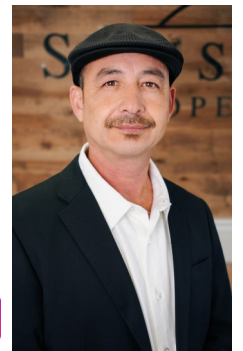
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#MakingGoalsHappen



DRE: 02104296



Buyers are recommended to conduct their own investigation

DRE: 01418002