

FOR SALE – SOL VALLEY RANCH, USDA CERTIFIED ORGANIC FARM

1876 ROUND POTRERO RD. POTRERO, CA 91963



SOL VALLEY RANCH
PROPERTY FLYOVER

+/- 824 ACRES | +/- 400,000 SF OF GREENHOUSES
ASKING \$22,500,000



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HIGHLIGHTS

1876 Round Potrero Rd, Potrero, CA 91963



PROPERTY DESCRIPTION:

Located just 55 minutes southeast of San Diego, this is a one of a kind property. An ancient Alpine lake bed with over 800 acres of flat nutrient rich soils. The possibilities are endless given the location, setting and water supply which includes a small year round lake. With approx. 400,000 sq ft of greenhouse, flat arable acreage and USDA Organic Certification the potential exists to use the property as a working farm. The altitude allows cooling at night for plants to recover and grow which is again an exceptional attribute within the region. Build your dream retreat or business or both at this unique property.

PROPERTY FEATURES:

- +/-824 Acres of USDA Certified Organic Land
- 26 Potential Greenhouses +/-400,000 SF with Cement Slabs, Steel Frames and Some Services at Various Stages of Completion
- Major Power (4,000 amps)
5 Operating Wells
 - Zone Irrigation Infrastructure in place with full Irrigation Design Completed
- Zoned A-72 (Agricultural and Animal Raising)
- Soil Analysis Data Available. Outstanding Soil Composition
 - Historically an Alpine Lake Bed or Basin
 - Long Growing Season
 - Property altitude allows for cooling at night essential for healthy plant growth
- Mostly Flat and Useable Pasture surrounded by Mountains for Maximum Privacy and No Cross Pollination Exposure
- Includes: 2 Small Homes, Multiple Barns, and Outbuildings
Lease Income with SDGE (call agent for details)
- APNs 604-090-01-00, 604-050-01-00, 604-010-02-00, 602-170-02-00



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GREENHOUSES AND EQUIPMENT

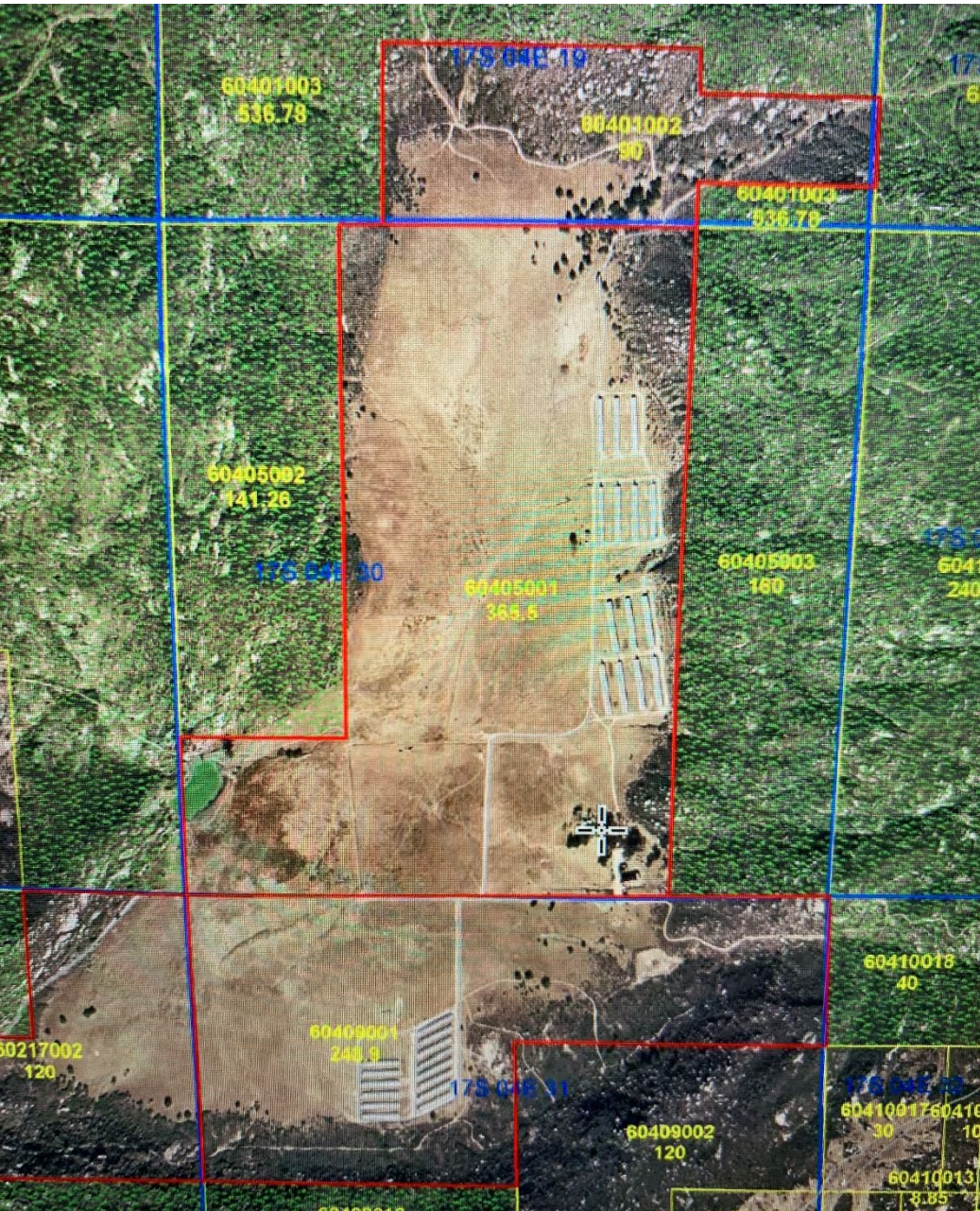
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AERIALS

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POTRERO AVERAGE TEMPERATURE AND PRECIPITATION

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Month	Temp. (min)	Temp. (max)	Temp. (avg)	Precipitation
January	35°F	62°F	49°F	2.2"
February	34°F	64°F	49°F	2.2"
March	36°F	68°F	51°F	1.3"
April	38°F	72°F	54°F	0.7"
May	42°F	77°F	59°F	0.4"
June	46°F	88°F	68°F	0.1"
July	55°F	92°F	74°F	0.2"
August	55°F	93°F	74°F	0.2"
September	52°F	89°F	70°F	0.5"
October	44°F	79°F	61°F	0.6"
November	39°F	70°F	54°F	0.8"
December	35°F	62°F	48°F	2.8"

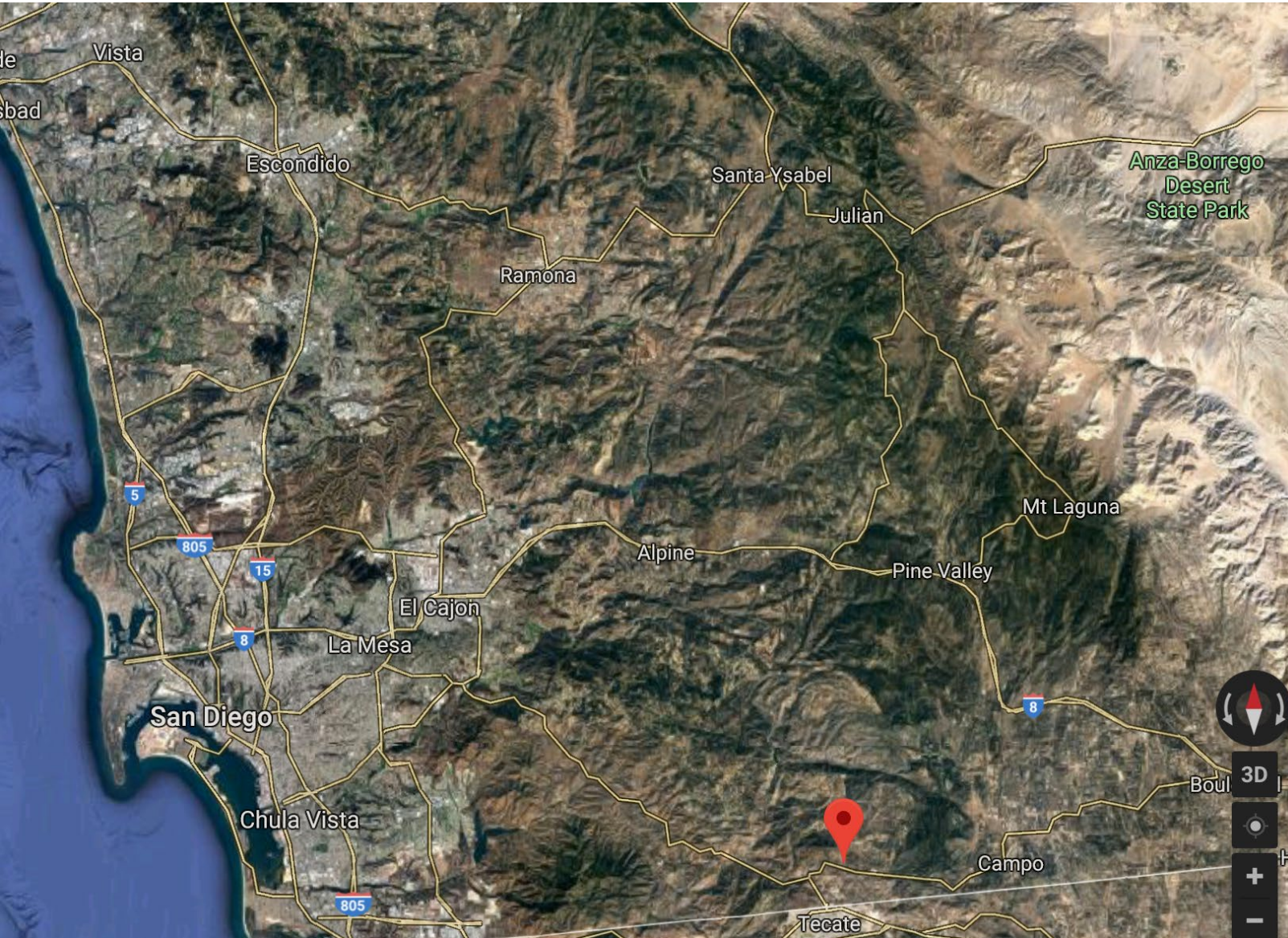
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MAP & VIDEO

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