



PROPERTY REPORT

ADDRESS: 7.5 Acre Certified Organic Farm on Old Castle Road, Valley Center, CA 92082

DESCRIPTION: Located in the northwest area of Valley Center, California (North San Diego County), this usable **7.5⁺ ACRE** certified organic farm is home to the second largest known hop producer in San Diego County. This fully fenced farming operation includes all equipment required to continue with the vision and direction of current ownership. This farm features a microclimate favorable for maximum solar radiation for the region - ideal for hops. Hops provide several sources of revenue; fresh directly to brewers; dried and direct to brewers; distribution through the Internet; and rhizomes for home brewers who want to grow their own hops. Equipment that will convey includes: Bine Implement, 3060 Hop Harvester; Honda Rancher Quad; Mitsubishi D2000 tractor; Solar hops driers; generator; various tow implements, disker, mower, manure/compost spreader, carts; hand tools; BearCat chipper; and hops stringing platform. Owner may finance with acceptable offer.

PRICE: \$195,000

APN: 185-041-0800

MLS: 140054915

CONTACT: *Donn Bree;* Bree@Donn.com; **760-518-6669** office **800-371-6669** office

VALLEY CENTER

Certified Organic Farm



\$195,000

7.5 ACRE CERTIFIED ORGANIC FARM in VALLEY CENTER

Located in the northwest area of Valley Center, California (North San Diego County), this usable 7.5^{+/-} ACRE certified organic farm is home to the second largest known hop producer in San Diego County. This fully fenced farming operation includes all equipment required to continue with the vision and direction of current ownership. This farm features a microclimate favorable for maximum solar radiation for the region - ideal for hops. Hops provide several sources of revenue; fresh directly to brewers; dried and direct to brewers; distribution through the Internet; and rhizomes for home brewers who want to grow their own hops. Equipment that will convey includes: Bine Implement, 3060 Hop Harvester; Honda Rancher Quad; Mitsubishi D2000 tractor; Solar hops driers; generator; various tow implements, disk, mower, manure/compost spreader, carts; hand tools; BearCat chipper; and hops stringing platform. Owner may finance with acceptable offer.



CREB# 01109566
NMLS#243741

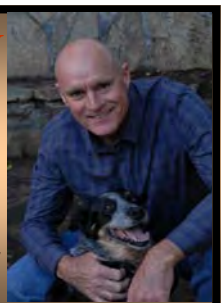


RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

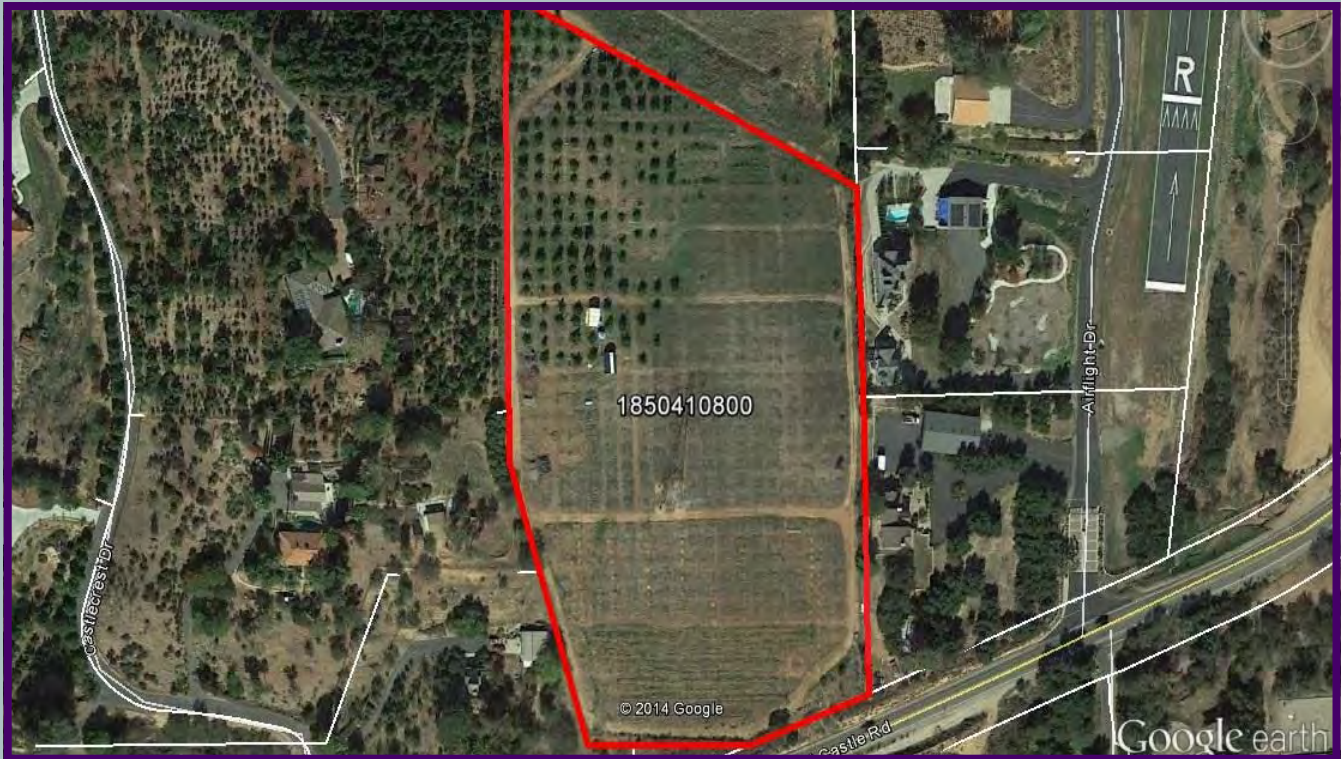
Donn@Donn.com
www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBER

185-041-0800



Lots/Land	Current Status: ACTIVE	Current Price: \$195,000	Client Preferred 1
MLS #: 140054915		Original Price: \$195,000	MT
Address: 0 Old Castle Rd. 0		Sold Price:	DOMLS 0
City,St: Valley Center, CA Zip: 92082	Community: VALLEY CENTER		List Date: 10/7/2014
Parcel Map: 185 Tentative Map:	Neighborhood: N/ K		COE Date:
APN#2:	Complex:		Short Sale: No
APN#3:	Restrictions: N/ K		
APN#4:	MandRem None Known		



Directions: I-15; East; N/ Castlecrest. At Castle Hts keep right to sign.

Located in the northwest area of Valley Center, California (North San Diego County), this usable 7.5+/- ACRE certified organic farm is home to the second largest known hop producer in San Diego County. This fully fenced farming operation includes all equipment required to continue with the vision and direction of current ownership. This farm features a microclimate favorable for maximum solar radiation for the region - ideal for hops.

Home Owner Fees:	Approx # of Acres: 7.5000	Wtr Dist: VALLEY CENTER MUNICIPAL W...
Other Fees: 0.00	Approx Lot SqFt: 326,700	School Dist:
Other Fee Type:	Lot Size: 4+ to 10 AC	/ Assessor Record
CFD/Mello-Roos: 0.00	Assessors Parcel: 185-041-0800	Boat Facilities:
Total Monthly Fees: 0	Zoning: A70	Age Restrictions: N/ K
Terms: Cash, Conventional, Seller May Carry		
Assessments:		

Current Use Ranch/Farm	Additional Property Use Ranch/Farm
Fencing Full	Terms Cash, Conventional, Seller May Carry
Frontage N/K	Topography Level, Rolling
Highest Best Use Agriculture, Other/Remarks	Utilities Available Electric
Irrigation N/K	Utilities to Site N/K
Possession Close of Escrow	Water Meter on Property

FrntgDim	Animal Designation Code L
LotDimApx	Approved Plans
LndUse	Jurisdiction Unincorporated

Hops provide several sources of revenue; fresh directly to brewers; dried and direct to brewers; distribution through the Internet; and rhizomes for home brewers who want to grow their own hops. Equipment that will convey includes: Bine Implement, 3060 Hop Harvester; Honda Rancher Quad; Mitsubishi D2000 tractor; Solar hops driers; generator; various tow implements, disk, mower, manure/ compost spreader, carts; hand tools; BearCat chipper; and hops stringing platform. Owner may finance with acceptable offer.



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PROPERTY DESCRIPTION



Valley Center Certified Organic Farm

185-041-08-00
7.5 Acres on Castle Crest Road
Valley Center, CA 92082



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INTRODUCTION & OVERVIEW

Located in the northwest area of Valley Center, California (North San Diego County), this fully fenced and usable 7.5^{+/-} **ACRE** certified organic farm is home to the second largest known hop producer in San Diego County. This farming operation includes all equipment required to continue with the vision and direction of current ownership. A valuable Valley Center Municipal Water District meter is installed on the property and included in the offering.

The Lilac-Old Castle Road area of Valley Center offers big views in all directions, privacy afforded by custom homes on fertile and foliated acreage, and easy access to the north from State Highway 76 and to the south via Lilac Road and Interstate 15. Due to the southerly orientation of this parcel, this farm features a microclimate favorable for maximum solar radiation for the region - ideal for hops. Hops provide several sources of revenue; fresh directly to brewers; dried and direct to brewers; distribution through the Internet; and rhizomes for home brewers who want to grow their own hops. In addition to hops (1600 plants), this diverse certified organic farm cultivates avocados (125 trees), lemons (15 trees), peaches, and blackberries.

Equipment that will convey includes: Bine Implement, 3060 Hop Harvester; Honda Rancher Quad; Mitsubishi D2000 tractor; Solar hops driers; generator; various tow implements, disk, mower, manure/compost spreader, carts; hand tools; BearCat chipper; and hops stringing platform.

Current ownership has identified and successfully filled an emerging niche in the County's microbrewery market. The hops grown in San Diego County precede the harvest in the Pacific Northwest by approximately 6 weeks, allowing local microbrewers to create hand crafted brews from local fresh and organic hops not available elsewhere in the country. Demand for local organic hops is significantly in excess of supply at this time.

An important feature of this location is the various directions from which the site can be accessed across lightly traveled State highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

Seller may finance with acceptable offer.



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NATURAL SETTING

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with ranchettes blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area. This beautiful site is located a short distance off of State Highway 76, with major shopping about 20 minutes driving time.

AREA INFORMATION

Agriculture is still the dominant economic activity in the Valley Center. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

Recreation & Lifestyle

There are many recreational activities available in the area: Daley Ranch, Hellhole Canyon Preserve, Palomar Mountain, many quality golf courses, and several casinos are just minutes away. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is also less than 40 minutes away.

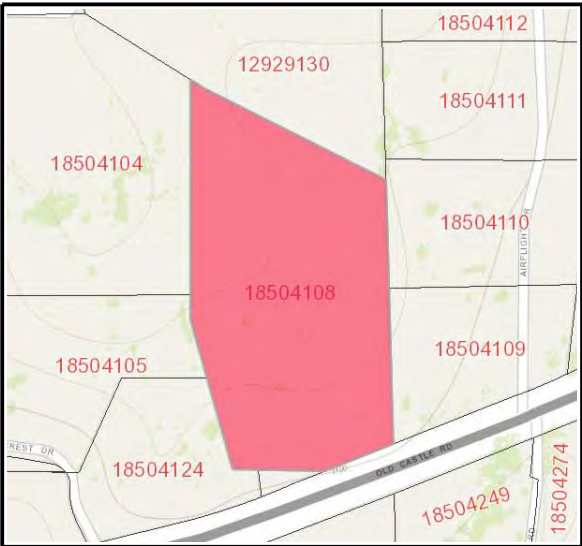


Zoning & General Plan Information

APN: 1850410800

Legal Lot: _____

Community Plan: Valley Center
Planning Group:
Regional Category: Semi-Rural
General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-2) 1
DU/2 AC



Parcel highlighted in red

KEEP THIS FORM AND BRING IT WITH YOU EACH
TIME YOU VISIT THE ZONING COUNTER FOR

ZONE		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	2AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	C
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	-	

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)