



SF Detached Status: **Active** LP: \$ 2,900,000 REF #: 1
 MLS #: 051088885 OLP: \$ 2,900,000

Media: 8

Listing Type: **Exclusive Right (R)**
 Address: **10556 Old Castle Rd**
 Subdivision: **VALLEY CENTER**
 City: **Valley Center** Zip : **92082- 5609**
 Cross Street: **CASTLE HEIGHTS** Community: **VALLEY CENTER**

Map Code: **1069E6** MT: **28** AMT: **22** LD: **12/7/2005**
 Directions To Property : **15 TO OLD CASTLE, EAST TO 10556, BLUE GATE AFTER CURVE**

General Information

Bedrooms: 2	View: Evening Lights, Mountains/Hills, Valley/Canyon
Optional BR:	Exterior: Stucco
Baths: 2	Floors: Slab
Est SqFt: 1,066	Heat: Radiant (Ceiling)
Year Built: 1976	Cooling: N/K
Stories: 1 Story	Pool: N/K
Lot SqFt: 2,144,894	Lot Size: More than 20 Acres
Source of SqFt: Assessor Record	Sewer: Septic In
Ownership: Fee Simple	School District:
Roof: Tile	Age Restriction: N/K
Acres: 49.24	Water: Meter on Property
Zoning: 1 DU/4 ACRE	Topography: Level, Rolling, Slope Gentle, Slope Steep
APN: 185-250-30-00+12	Pets: More than 1 Pet Allowed, No Size or Other Restrictions
Fireplace: FP in Living Room	

Remarks

EXCEPTIONAL INVESTMENT OPPORTUNITY FOR THIS 49+ ACRE CASH FLOW PROPERTY WITH 2,700 INCOME PRODUCING HAAS AVOCADO TREES, 50+ FRUIT TREES, 2 LEGAL PARCELS WITH 4 ACRE ZONING (5 POSSIBLE BUILDING PADS), A 743' WELL, 100,000 GAL ALUMINUM TANK, 1066 SF 2BR/2BA HOME WITH NEW TILE ROOF AND APPLIANCES, INCLUDES APN'S 185-250-30&12.

Confidential Remarks: GATE CODE #6969. OCCUPANT MAY BE IN HOME. KNOCK ON DOOR. KEY IN LIGHT IF OCCUPANT NOT THERE. SELLER TO SELECT SERVICES. CALL AGENT FOR INFORMATION PACKAGE.

Rooms Information

Living Room: 19X14	Dining Room: 11X11	Family Room: 0	Kitchen: 8X7	Extra Room: 0
Master Bed: 15X10	Bedroom 2: 14X10	Bedroom 3: 0	Bedroom 4: 0	Bedroom 5:

Additional Features

Add Land Use: N/K	Parking: N/K
Boat Facilities: N/K	Security: N/K
Guest House: N/K	Patio: Slab
Frontage: N/K	Spa: N/K
Laundry: N/K	Telecom: N/K
Irrigation: N/K	
Complex Features: N/K	
Equipment: Dishwasher, Microwave, Range/Oven, Refrigerator, Shed(s)	

Financing

Terms: N/K	Assessments: N/K	Type of OF: N/K
Total Loan Bal: \$	Other Fee: \$0/N/K	2nd Trust Deed:
1st Trust Deed:	2nd Trust Deed:	2nd Interest:
1st Loan Type: N/K	2nd Loan type: N/K	2nd Assumable:
H.O. Fee: 0/N/K		
HOF Includes: N/K		

Office and Showing Instructions

Occupant: ZOHREH	Occupant Phone: 0	Show Instruct: SEE REMARK	Lock Box: Yes
List Agent: Stephen Rosenbaum	Agent Phone: (760) 695-8485	Ad'l Phone #: (760) 695-8485	2nd Agent:
List Office: RE/MAX United	Office Phone: (760) 731-2900	Broker #: 16468	
Email: stephen@stephenrosenbaum.com	Fax: (760) 874-2902	Pager:	CVR: Yes
CBB% 2.5 and CBB\$	Subject to Court/Lender Approval: N/A		

Sold Information

Off Market Date:	Close of Escrow:	Expire Date: 6/30/2006	Sold Price: \$
Sale Agent #:	Sale Agent Name:	SA Phone:	Financing:
Sale Office #:	Sale Office Name:	SO Phone:	



Supplements

MLS #: 051088885 Address: [10556 Old Castle Rd](#)

PRODUCTION WITH THE 1,700 MATURE TREES WAS 239,816 POUNDS IN 2005. 1,100 OF THE TREES ARE YOUNG SO PRODUCTION DID NOT INCLUDE THESE TREES. 400,000 POUNDS PLUS PROJECTED WITH ALL TREES. FRUIT NOW ON THOSE TREES. THERE IS A 2' AND 1 1/2' WATER METER. THE WELL HAS A NEW PUMP AND MOTOR. THE GROVE HAS NEW SPRINKLER LINES AND NEW 25 GAL/HR HEADS. THERE ARE 2 SEPTIC TANKS, AN OLDER WORKER TRAILER HOME, 3 ELECTRIC METERS, NEW ASPHALT ROAD AND TURN CIRCLE AND A MANAGER IN PLACE. THERE IS A LOT OF ROOM FOR EXPANSION OF TREES AND LINES. CURRENT COUNTY ZONING IS 1 HOUSE PER 4,8 OR 20 ACRES. SELLER STATES ENGINEERING REPORT SHOWS THE POSSIBILITY OF 4 LOTS PLUS A REMAINDER PARCEL. THERE IS NO ENVIRONMENTAL IMPACT REPORT NEEDED BECAUSE IT IS A GROVE. ALL INGRESS AND EGRESS RIGHTS ARE ON THE PROPERTY.

Prepared by: [Stephen Rosenbaum](#)

*Information is believed to be reliable, but not guaranteed.
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Wed, Jan 4, 2006 03:14 PM

10556 Old Castle Road List of Features

1. 2 legal Parcels – APN #'s 185-250-30-00 & 12-00.
2. 5 possible building pads – 4 plus a remainder (4 acre zoning with 2020 Plan).
3. 2 water meters, 1 1/2" and 2".
4. 743' deep well. GPM unknown.
5. New pump and motors.
6. 100,000 gallon aluminum water reserve tank.
7. 1,700 Mature Hass Avocado Trees representing prior income – 239,816 pounds in 2005 and 108,717 pounds in 2004.
8. 1,100 Young Haas Avocado trees planted after the 2005 harvest not included in the 2005 production.
9. Over 50 varieties of fruit trees.
10. Private Entry gate from Old Castle Rd. Easement rights to all parcels.
11. 1,066 Sq. Ft. 2 bedroom, 2 bath home with a new kitchen with all new appliances, granite counter and open floor plan. New tile roof.
12. New Asphalt Road and turn Circle.
13. New sprinkler lines and new 25 Gal./hr. heads.
14. Over 200 newer Phoenix Roebilini Palm trees.
15. 3 electric meters.
16. Two septic tanks.
17. Older Worker Trailer Home.
18. 4 X 4 1994 Jeep with Forklift will be included with the sale.
19. Manager in place.
20. Room for expansion of trees and water line.

**10556 Old Castle Road
Production and Expense in 2005 and 2004**

Current # of trees Mature Young 1,700 1,100 Projected pounds when all mature
based on 2005 production = 400,000 pounds.

2005 # Trees	Mature	Young	0	Net Income	Water	Water	Electricity	Grove Manager
Date	Pounds	Gross Income	Net Income	Water	Water	Electricity	Grove Manager	
1/5/2005	3,292	\$2,341	\$1,861					800
3/15/2005	14,145	\$11,578	\$9,273	Feb	\$677	\$1,591		800
3/14/2005	10,246	\$8,316	\$6,647	Mar	\$394	\$1,068	9	800
3/16/2005	10,423	\$8,522	\$6,823	Apr	\$204	\$301	38	800
3/17/2005	6,670	\$5,395	\$4,308	May	\$868	\$2,301		800
3/18/2005	16,910	\$13,400	\$10,649	Jun	\$711	\$2,520	67	800
3/16/2005	15,921	\$12,931	\$10,337	Jul	\$739	\$3,590	67	800
3/17/2005	28,286	\$22,611	\$18,007	Aug	\$1,537	\$2,106	67	800
3/18/2005	17,749	\$14,108	\$11,221	Sep	\$2,572	\$2,283	67	800
3/24/2005	1,911	\$1,514	\$1,203	Oct	\$2,876	\$2,534	67	800
3/21/2005	27,327	\$22,168	\$17,716	Nov	\$2,914	\$1,132	67	800
3/22/2005	34,205	\$27,644	\$22,074	Dec	\$2,800	\$1,100	EST	800
3/24/2005	28,409	\$23,000	\$18,372					
3/25/2005	24,322	\$19,231	\$15,276					
2005 TOTAL	239,816	\$192,759	\$153,767		\$16,292	\$20,526	\$449	\$8,800

Water includes watering for young trees that have not produced fruit, as yet.

2004 # Trees	Mature	Young	0	Net Income	Water	Water	Electricity	Grove Manager
2/19/2004	13,995	\$12,685	\$10,240	Jan	\$2,119			
2/19/2004	11,899	\$11,023	\$8,931	Feb	\$2,544			
2/20/2004	13,887	\$13,437	\$10,982	Mar	\$1,611			
2/21/2004	11,098	\$9,738	\$7,799	Apr	\$1,273	\$2,433		
2/20/2004	4,945	\$4,141	\$3,281	May	\$1,306	\$3,403		
2/21/2004	2,991	\$2,507	\$1,987	Jun	\$2,900	\$2,986		
2/24/2004	9,025	\$6,763	\$5,212	Jul	\$3,492	\$2,327		
2/24/2004	9,011	\$6,791	\$5,242	Aug	\$2,361	\$2,905		
2/25/2004	9,566	\$6,839	\$5,203	Sep	\$2,188	\$5,482		
2/25/2004	11,699	\$7,838	\$5,849	Oct	\$1,244	\$4,044		
2/27/2004	10,601	\$9,852	\$7,987	Nov	\$53	\$50		
				Dec	\$407	\$1,019		
2004 TOTAL	108,717	\$91,614	\$72,713		\$21,091	\$23,630	\$0	\$0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED OR VERIFIED BY THE BROKER. NOR WILL IT BE VERIFIED

RECAP OF THE INCOME AND EXPENSES FOR 2004 - with 1,700 trees but water for 2,700

Income after Picking 153,767

Expenses

Water 36,818

fertilizer 2,720

Electricity 449

Grove Manager 8,800

TOTAL EXPENSES 48,787

Net Income 104,980

10556 Old Castle Road Driving Tour

To tour the 2 parcels:

- a. Take the 15 and exit Old Castle Road.
- b. Drive East on Old Castle Road, up the hill, past the 90 degree turn until you see a Re/Max sign.
- c. Ignore any Private signs and proceed through the private gate.
- d. Follow the road up the hill until you reach the top. You will see a stone circular planter and a small house. The key to the house is in the outdoor light fixture.
- e. Behind the home is a road that leads to another hilltop where the palms are planted. There is an old water tower at that point.
- f. As you have your back to the home you will see another road beyond the circular planter. Drive that road to see more of the property.
- g. To get a personal tour, call the agent.

