

Location: El Prado Road,
Temecula, CA 92590

County: Riverside

Acres: 4.35 acres

Price: \$250,000

APN# - 934-230-017

MLS# SW19250992



Avocado Grove with Lovely Home Site

El Prado Road, Temecula, CA 92590

Description: A beautiful 4.3 acre Avocado Grove located on the desirable El Prado Road in the rolling hills of De Luz, Temecula. Not only does this grove have income producing avocado trees but it has a cleared area to build the home of your dreams with gorgeous views. Income producing grove AND home site is a perfect combination. The lot has a quality vinyl fence surrounding the property. The grove is being professionally managed. This is a great opportunity for a beautiful home site as well as own some agriculture. Call, text or email me about income and expenses. This property most likely will qualify for the CropSwap program.

Now Offering at \$250,000



CUTTING EDGE SALES, INC.
Real Estate you can trust
Groves - Ranches - Homes
BRE#01934782

For all details related to the acquisition and sales of groves contact Kristina Oliva BRE#01934782 via email or phone at 760-639-8446. For information on grove feasibility and management contact Scott McIntyre by phone at 1-800-899-3276 or 1-951-699-9980 ext. 218. All groves are professionally listed on the Southwest Riverside Association of Realtors Multiple Listing Service by Cutting Edge Sales, Inc., Kristina Oliva, Broker.

Cutting Edge Sales, Inc. ♦ PO Box 356 ♦ Temecula, CA 92593
www.CuttingEdgeSale.com ♦ koliva@CuttingEdgeSale.com ♦ Office - 877.224.2286 or 951.491.6698 ♦ Cell 760.639.8446

Call us today.

If you are looking to sell your grove, we will come out and assess the value and provide the necessary comps to price it accurately based on the current marketplace.

If you are looking to buy a grove, we will locate the perfect grove based on your criteria.

You want a house no worries - we have experience in buying and selling groves with homes as well.

We also have a farm management company at our fingertips to provide accurate information such as; current and future water rates, avocado values, grove viability, insect and disease control, information on well drilling, irrigation, what it takes to have a grove managed or leased.

We are your full service land/grove and home Real Estate Company. Dont just take our word for it, check out these land sales:

AG PROPERTIES SOLD IN THE PAST YEAR w/10+ ACRES

ADDRESS	ACRES	PRICE	PRICE PER ACRE	CHARACTERISTICS
0 El Calamar Road, Temecula, CA 92590	20.11	\$275,000	\$13,674.79	Some avocado trees, not fully planted
0 Carancho Road, Temecula, CA 92590	18.88	\$285,000	\$15,095.34	Almost fully planted, character to parcel
0 Via Horca, Temecula, CA 92590	20.64	\$320,000	\$15,503.88	Some avocado trees, flat terrain
0 Carancho Road, Temecula, CA 92590	21.36	\$500,000	\$23,408.24	Fully planted avocado grove

AG PROPERTIES SOLD BY CUTTING EDGE SALES, INC.

ADDRESS	ACRES	PRICE	PRICE PER ACRE	CHARACTERISTICS
0 Carancho Road, Temecula, CA 92590	12.15	\$335,000	\$27,572.02	Some Meyer Lemon trees, flat, view and a working well
0 Via Horca Temecula, CA 92590	20.64	\$320,000	15,503.88	Some avocado trees, flat terrain
0 El Prado, Temecula, CA 92590	20.42	\$399,000	\$15,671.00	Stressed avocado grove
0 Camaron Road, Temecula, CA 92590	14.14	450,000	32,532.00	Nice producing avocado grove
0 Calle Uva, Temecula, CA 92590	19.69	\$336,000	\$17,064.00	Stressed Meyer Lemon grove
0 Calle Cuero, Temecula, CA 92590	39.19	\$799,000	\$20,388.00	Fully planted profitable tango grove

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