

# For Sale

198 Acres (approximately)

12363 Betsworth Road  
Valley Center, CA 92082



- 3,100 sq ft ranch house, 1,040 sq ft caretaker home, 1,080 square foot office trailer, 3,136 square foot barn, and 2,440 square foot equipment garage
- Three 2" water meters, and One ¾" water meter (*need backflow devices*)

- Six in-ground water wells (*Three in current operation for sunflower seed farming*)

- Former flower farm with 100 acres of padded plant areas

- Property edged by gentle slopes, granite rock piles, and oak groves

- Panoramic views adjacent to the Daley Ranch

- Many potential uses, including: farming, estate residential, equestrian, conservation bank, or mitigation bank, additional uses such as colleges or religious retreats

- Zoned A70 – County of San Diego

**For Sale: \$6,875,000, Seller may carry financing with 30% down with high credit**

 **Lockwood**  
Commercial Realty

Charles D. Currey, SIOR  
760.730.9100 x 301  
[chuck@lockwoodcommercial.com](mailto:chuck@lockwoodcommercial.com)  
#00658596

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APNs: 186-062-21 (1.06 Acres), 186-062-20 (58.48 Acres), 186-061-13 (37.95 Acres),  
186-062-02 (21.22 Acres), 186-061-11 (36.29 Acres), 186-061-12 (38.72 Acres)



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2725 Jefferson Street, Suite 1 Carlsbad CA, 92008 Phone 760.730.9100 Fax 760.730.9200 [www.lockwoodcommercial.com](http://www.lockwoodcommercial.com)

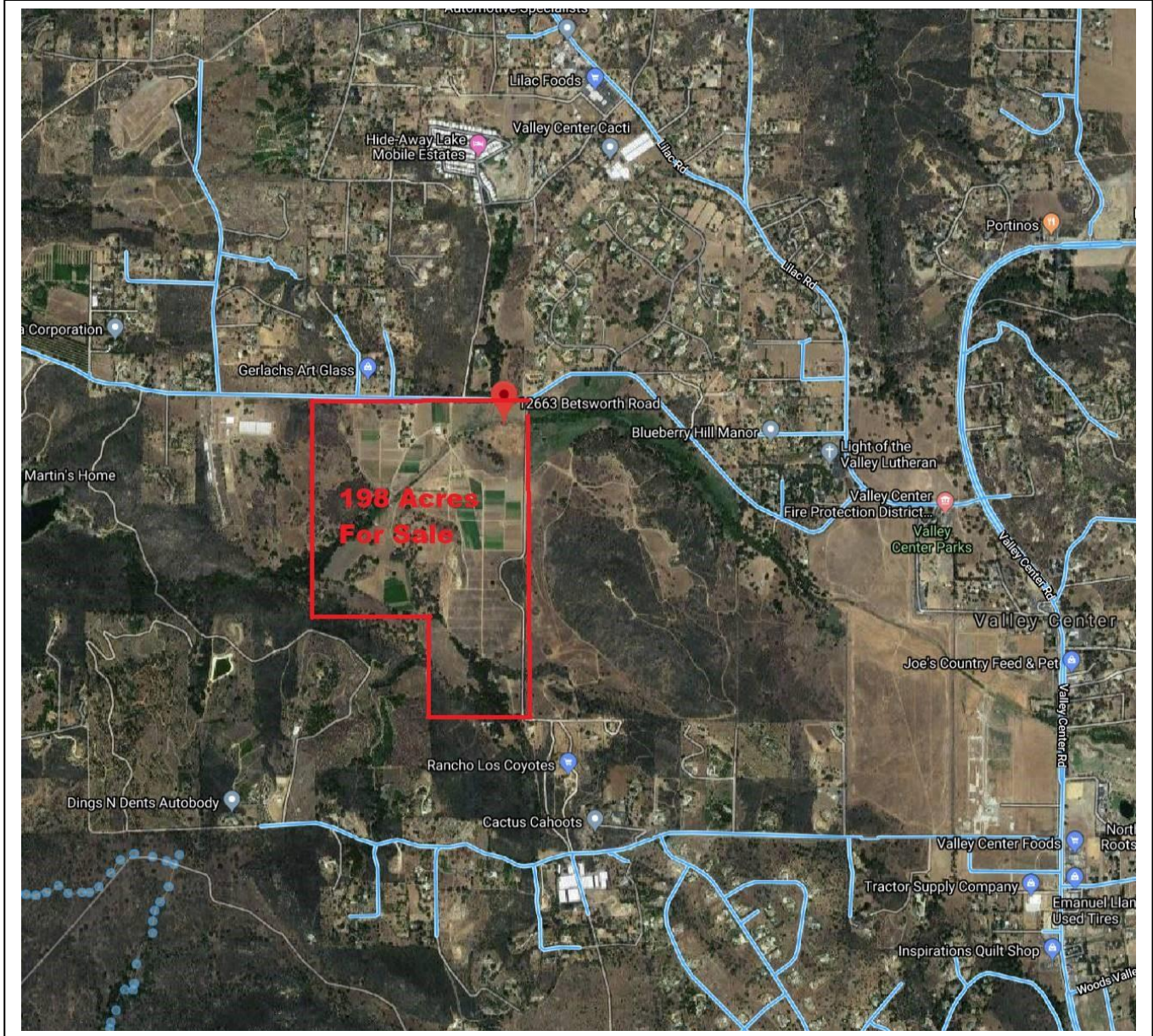
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Ample parking – Floor plan on reverse side



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