

\$1,900,000 - 32375 Sam's Mountain Road 31, Pauma Valley

MLS® #260007186

\$1,900,000

Bedroom, Bathroom,
Land on 544.00 Acres

Pauma Valley, Pauma Valley, CA

Pauma Mountain Ranch is a unique opportunity to acquire one of the last remaining production groves of scale in San Diego County. Boasting 544 gross acres, with roughly 456 acres of avocados and 15 parcels, all with water meters. There are existing farm labor homes and the property is professionally managed. Currently, there is a lease in place that will expire in July 2026. The property will be sold subject to an agricultural conservation easement to protect farmland in San Diego County. The topography is generally all steep but there is a 4.63 acre access parcel from Highway 76 that is zoned residential and will have no easement restrictions. Roughly 89 acres, comprised of 2 of the parcels could be sold separately if desired with more flexibility on the agricultural easement.



Essential Information

MLS® #	260007186
Price	\$1,900,000
Acres	544.00
Type	Land
Sub-Type	Lots/Land
Status	Pending

Community Information

Address 32375 Sam's Mountain Road 31

Area	PAUMA VALLEY (92061)
Subdivision	Pauma Valley
City	Pauma Valley
County	San Diego
State	CA
Zip Code	92061

Amenities

Utilities	Septic Installed
View	Golf Course,Mountains/Hills,Panoramic,Valley/Canyon
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
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Additional Information

Date Listed	March 27th, 2026
Days on Market	117
Zoning	A70
Listing Office	Kidder Mathews of California

Listing Details

Listing Office	Kidder Mathews of California
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

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