

\$598,888 - Twin Oaks Valley Rd., Vista

MLS® #NDP2606956

\$598,888

Bedroom, Bathroom,
Land on 9.93 Acres

N/A, Vista, CA

Rare opportunity to purchase 9.93 total acres comprised of three separate legal parcels (APNs 172-061-63-00, 172-061-64-00 & 172-061-65-00) all being sold together. This beautiful producing avocado grove features rolling topography, scenic hilltop views, a valuable 1.5 inch water meter currently servicing the grove, and a convenient location adjacent to an established residential community while maintaining a peaceful rural setting. Whether you're looking to continue farming, invest in quality agricultural land, or explore the property's future potential, this unique offering provides exceptional versatility. Look for the listing sign on Twin Oaks Valley Rd. near the driveway entrance marked with the address 28742 Twin Oaks Valley Rd. Buyer to investigate and satisfy themselves regarding zoning, permitted uses, development potential, utilities, boundaries, access, and all other aspects of the property.



Essential Information

MLS® #	NDP2606956
Price	\$598,888
Acres	9.93
Type	Land
Sub-Type	Lots/Land
Status	Pending

Community Information

Address	Twin Oaks Valley Rd.
Area	VISTA (92084)
Subdivision	N/A
City	Vista
County	San Diego
State	CA
Zip Code	92084

Amenities

Has Pool	Yes
----------	-----

Interior

Fireplace	Yes
-----------	-----

Additional Information

Date Listed	July 23rd, 2026
Days on Market	38
Listing Office	LPT Realty

Listing Details

Listing Office	LPT Realty
----------------	------------

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

Listing information last updated on October 9th, 2026 at 2:39am PDT