

## Fallbrook – "Food Chain Farm"

Address: 1526 Willow Glen Road, Fallbrook, CA 92028  
San Diego County  
Map PM10048, Document 385118 Parcel 105-771-15-00  
Tax FY2017 \$6079.42

Owners: Karen and Jim Hayes  
Tel: 760-451-3655, Mobile: 760-990-3936

Website <http://www.foodchainfarm.com>

### Overview:

Medium size home with large high tech office, large open living/dining area, 2-zone high-efficiency heat/AC, LED lighting, hardwood floors, extra insulation, solar electric/water. Updated services and well maintained. House fully wired for computer networks and TVs, 3 WiFi systems, including one outdoors.

Large metal barn set up for hobbyist, reinforced for car lift, 240V power for electric welder (comes with custom 4X8' steel top welding table) or quick-charging electric vehicles. Door high enough for RV. Equipped with basic tools and shelves. Lots of electric outlets and LED lighting.

Set up for gardener – fruit trees, two dozen raised beds, many with shade, and fully equipped greenhouse.

Documentation: paperwork on most systems included.

Reason for selling – moving to condo we own in Santa Monica

Appliances included, most of furnishings available

Gated property on private drive

- 3.18 acres
- House
- Barn
- Greenhouse
- Gardens
- Fruit trees

### House

Built in 1985. Purchased in 2003.  
2197 sq ft  
3 bedrooms  
2 baths  
Converted 3-car garage to large home office and pantry  
Heating/AC replaced 2003 with dual zone high efficiency components:  
heat 90% efficient, AC SEER 14

Fireplace – high efficiency gas enclosed fireplace with fan  
Solar electric (2500W)  
Solar hot water (80gal, electric backup)  
Hot water circulation system for instant hot water everywhere  
Whole house water filtration system  
Drinking water filtrations: RO (reverse osmosis) system  
Septic system  
Hardwood floors except office which is carpeted  
LED lighting inside and out, including on patio and corners of house  
All thermo pane windows, solar film on E/S windows  
Tile roof

#### Office

Set up as home office but could be a large den  
705 sq ft  
Carpeted  
4 large windows  
French door entrance  
Furniture and filing cabinets available  
Multiple network/communications links  
Tables in center of room have power and network connection  
Communications wiring closet to manage connections

#### High Tech/Communications/Entertainment

Office has wiring closet for networking equipment  
Two communications cabling panels  
Connections to AT&T DSL, Satellite Internet (VIASAT/Wild Blue), and  
CATV  
Cellular wireless (LTE) line of sight on Red Mountain  
Network and TV coax drops in every room  
Network switches and 3 WiFi routers provided - 2 indoor (office and living  
room) and 1 outdoor (works over most of property and in barn)  
Office has connections on every wall plus in center of floor, with power

#### Large pantry/laundry

Travertine floor  
Counter and cabinets  
Includes Maytag washer and dryer, sink

#### IKEA kitchen

Stainless steel sink  
Terra cotta tile floor  
GE stove  
Kenmore dishwasher  
Commercial stove vent  
Open window to dining area

## Living/Dining area

- Open area
- Long mantelpiece for display photos or whatever
- Built in glass shelves for display, lighted

## Bedrooms

- Large master bedroom with wall-length closet
- Small bedroom with wall-length closet
- Small bedroom with small closet
- All have network/TV outlets

## Baths

- Large with dual sinks, tub, large closet, LED lighting
- Small with single sink and tub
- Circulated water for instant hot water

## Ag Structure

- Built in 2004 on location of older wooden structure
- Prefab metal structure on concrete slab
- Slab poured over old slab, made extra-thick and reinforced to allow installation of heavy-duct lift for cars.
- Height chosen for lift or RV
- Has tall roll-up front door for RV parking
- Has side roll-up door for convenient access to gardens and ventilation
- Recently updated to LED lighting – low wattage but much brighter than fluorescents
- Has 11 120V wall outlets (4 each)
- 4 ceiling 120V outlets (4 each) for drop cords
- 2 240V high amperage outlets (were used for welder and large compressor)
- Water and drain for sink provided in one corner
- Exhaust fan over area used for welding

Unless otherwise desired, barn comes with:

- 7 large shelves
- 4 X 8 foot steel welding table
- Grinder
- Refrigerator/Freezer
- Freezer
- Refrigerator
- Tons of gardening tools and supplies

Option on 2 large rolling tool boxes of mechanic's tools

## Outdoors

Fenced upper lot with house, barn and greenhouse secured to protect chickens

Nature walk in lower lot

Upper lot has fruit trees and numerous raised beds

Lower lot has vines, beds

Milkweed attracts butterflies, mating area

#### Patio

1200 sq ft flagstone patio on N side of house (concrete base)

Shade sails overhead covering about half

Built-in fish pond with circulation pump

Stone waterfall and bird bath/watering spot

Landscaped with low water plants chosen for being bird/butterfly friendly

Comes with two tables

Great for parties

#### Two Car Carport

With lights, electric outlets

Automatic lights when entering driveway

Storage above carport

#### Concrete stairs to lower part of property

Nature walk along barranca (ravines)

Setup for spring-fed pond that went dry during drought

Pump sends water to tank on upper property

#### Water storage tank for pond water

3000 gallon tank and distribution system for irrigation

Fed from pond until last year at end of drought

Connected to duplicate outdoor water piping system

#### Gate with battery backup, people gate next to it

#### Gardens

Numerous fruit trees: oranges, lemons, limes, persimmons, pomegranates, loquats, kumquats, apricots, macademia nuts

Vines: blackberries, strawberries

Raised beds, ~ 2 dozen

~1000 square feet of beds are covered with shade cloth (needed)

Programmable, automatic irrigation systems – option for spring water when it returns

Several work areas with tables, shelves, misting water systems

We host a beehive from a service.

No pesticides have been used on the property in 14 years!

#### Greenhouse

10 x 12 feet on concrete slab  
Electrics with fan and heater, timers for under plant heaters  
Two automatic temp-responding vents  
6 plastic shelves  
Shaded work area with shelves and tables outside door

#### Chicken Coop

Secured from predators  
Concrete floor  
Shaded  
Plenty of nesting boxes  
Currently 5 chickens, room for many more

#### Wildlife

Over 50 species of birds from hawks to hummingbirds  
Numerous bird feeders and houses  
Usual squirrels, rabbits, raccoons and coyotes but also have seen a  
bobcat at our patio pond before we secured upper lot fence for chickens  
And an occasional snake  
Automatic critter cam on tripod provided