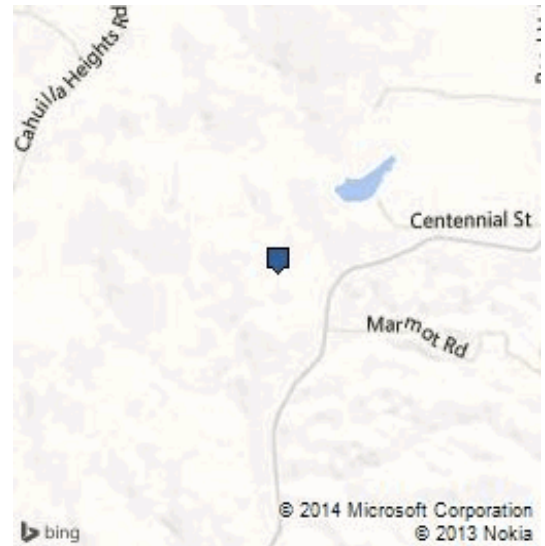


Status: **Active**
List Date: **06/16/2014**

ML#: **OC14125964**List Price: **\$1,495,000**

Area: **Aguanga/Anza** County: **Riverside** APN: **571630030** List Date: **06/16/2014**
 55+: Map: Zone: **R-R** Ac/LSqft(S): **51/2,215,897 (A)**
 Terms: **Submit, Cash** Gross Eqt: Lot Dim: \$/Sqft: **\$0.67**
 Have: DOM: **2**
 Sale Type: **Standard**
 Directions: **On Wilson Valley Rd. turn North on Reed Valley Rd. The road cuts through the property. The ranch and barn will be on your right hand side.**

Description: **A beautiful horse ranch with big barn that sits on 4 parcels of land (APN 571-630-030, 571-630-029, 571-630-021 and 571-630-019) with a total of 110.28 acres in the Reed Valley of Aguanga, located east of the Temecula Wine Country. The zoning is R-R and the County Use is Orchard - Mixed Fruit Agricultural. The property has a mobile home on site with a 3,300 sq ft barn that is used as a garage, two horse corrals and two separate big flat pads for building estate homes.**

Flat land area could be ideal for growing walnuts or even grape vineyards. It has convenient paved road access as Reed Valley Rd cuts through the properties with easy reach to the land on both sides. There are many existing ranch homes in the neighborhood and all homeowners have easy telephone and electricity access. The valley scenery is beautiful and surrounded by hills and mountains. The owner has used as a movie ranch in the past and a Western style ranch set remains.

Features

View: **Mountain, Valley**
 Utilities:
 Community Features: **Horse Trails, Hunting, Ravine, Valley**
 Lot Features: **Access Road Paved**
 Disclosures:
 Fencing:
 Sewer/Septic:
 Distance To

Bus:	Church:	Electric:	Phone Service:	Gas:	Freeway:
School:	Sewer:	Stores:	Street Frontage:	Water: Well	

Land

Poss New Zone:	Ingress/Egress:	Trees:	Fee: Fee
Present Use:	Cleared:	Topography:	FenceCond:
Potential Use:	%Usable:	Elevation:	Soil Type:
		Curr Geo:	Survey:

Infrastructure

Water Dist:
Water Well:
Water in Feet:
Well Report:

GPM:
Est.Hole:
Well Pmp Hrse Pwr:

Special Assessment:
Assessment:
Improvements:

Tax Information

Tax Rate:
Tax Rate Total:
Tax Rate Year: **2013**
Tax Area:

Imprv Ttl \$/=: /
PersProp \$/=: /
Land Value \$/=: /
Lot Number:

Builder's Tract:
Tract Number:
Comm/Cmplx:
Tract Map:

Assoc Name:
Assoc Phone:
Assoc Dues:
Land Fee/Lse: **Fee**

Association Name 1:
Association Name 2:

Association Phone 1:
Association Phone 2:

Association Dues 1:
Association Dues 2:

Property Photos

