



PROPERTY REPORT

ADDRESS: 00 Bailey Street, Anza, CA 92539

DESCRIPTION: 20 acre parcel situated along Bailey Road in beautiful Anza. All usable parcel of land with utilities to site. Ideal for horses and/or other livestock.

PRICE: \$185,000

APN: 579-370-018

MLS: T10048681

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 cell; 800-371-6669 office.

Anza Acreage



20 acre parcel situated along Bailey Road in beautiful Anza. All usable parcel of land with utilities to site. Ideal for horses and/or other livestock. California Riding & Hiking trail runs through property – yes, you can ride off of your property for miles to the north & to the south without having to leave your mount! Good water in area. Private, peaceful, and affordable. This premium site is located about 30 minutes from Temecula, Idyllwild, and Palm Desert – a perfectly centralized location to access a variety of recreational opportunities & environmental communities, including mountains, low desert, and high desert communities. Now is a great time to buy this retirement home site!

\$185,000



www.Donn.com

CREB# 01109566

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

www.DONN.com

We Know The Back Country!



Assessor Parcel Number 579-370-018



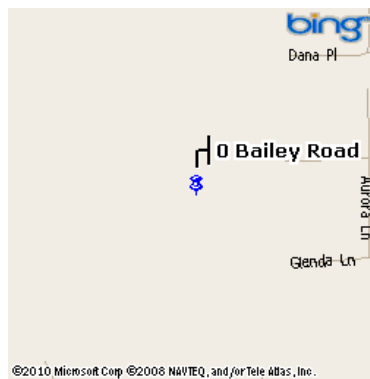


Status: **A**
List Dt: **05/06/2010**

[0 Bailey Road , Anza 92539](#)
MLS#: **T10048681**

List Price: **\$185,000**
Org. Price: **\$185,000**

Image 1 of 10 [Slideshow](#) · [Open All](#)



Area: Aguanga/Anza	County: Riverside	APN: 579370018	List Dt: 05/06/10
Terms: Cash	Map:	Zone: ra20	Lot SqFt: 871,200
Have:	Gross Eqt:	Lot Dim:	\$/SqFt: \$.21
		Acres: 20.00	DOM: 0

Sale Type: **Standard**
Description: **20 acre parcel situated along Bailey Road in beautiful Anza. All usable parcel of land with utilities to site. Ideal for horses and/or other livestock. California Riding and Hiking trail runs through property – yes, you can ride off of your property for miles to the north and to the south without having to leave your mount. Good water in area. Private, peaceful, and affordable. This premium site is located about 30 minutes from Temecula, Idyllwild, and Palm Desert – a perfectly centralized location to access a variety of recreational opportunities and environmental communities, including mountains, low desert, and high desert communities.**

Directions: **HWY 371 to Terwilager Rd, Right on Bailey Rd, Left on Bogota Rd, on the corner of Bailey & Bogota**

Features

View: **Mountain**
Utilities: **Underground Utilities**
Lot/Comm: **Corner Lot**
Legal:

Distance To

Bus:	Church:	Electric:	Phone Service:	Gas:	Freeway:
Schools:	Sewer:	Stores:	Street Frontage:	Water: 1	

Land

Possbl New Zone:	Ingress/Egress:	Trees:	Fee: Fee
Present Use: Unimproved	Cleared:	Topography:	Fence Cond:
Potential Use: Residential, Agriculture, Multi Dwelling, Ranch	%Usable:	Elev:	Soil Type:

Infrastructure

Water Dist. Name:	Water Gallons of Water Per Minute:	Special Assessments: 196323
Water Well: No	Well Hole/Casting Est. Size in Inches:	Assessment: None
Water in Feet:	Well Pump Motor Horsepower:	Improvmnts: None known
Water Table Depth in Feet:		

Tax Information

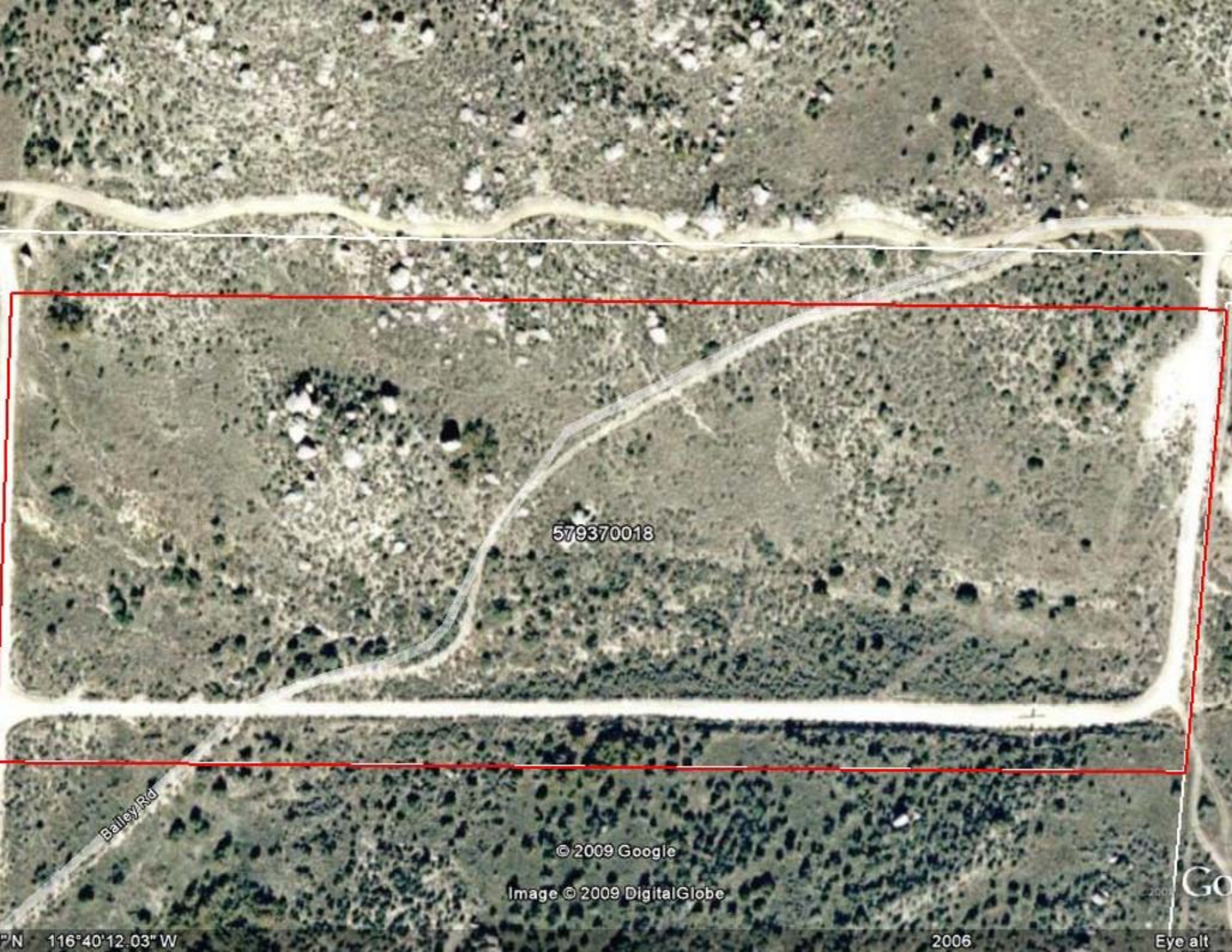
Tax Rate:	Imprvmnts Ttl \$/%:	Trct Sub Area Cde:	Assoc Dues:
Tax Rate Ttl:	Prsnl Prprty \$/%:	Tract Number:	Assoc. Name:
Tax Rate Yr: 2009	Land Value \$/%:	Community/Complex:	Land Fee/Lease: Fee
Tax Area:	Block Number:	Parcel Number:	Lnd Lse Amnt:
			Lnd Lse Exp:

Customer Full - Land/Lot

ML#: **T10048681**

Printed by **Donn Bree DRE: 01078868** on 5/06/10 at 11:59 AM

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579370018

Bailey Rd

© 2009 Google

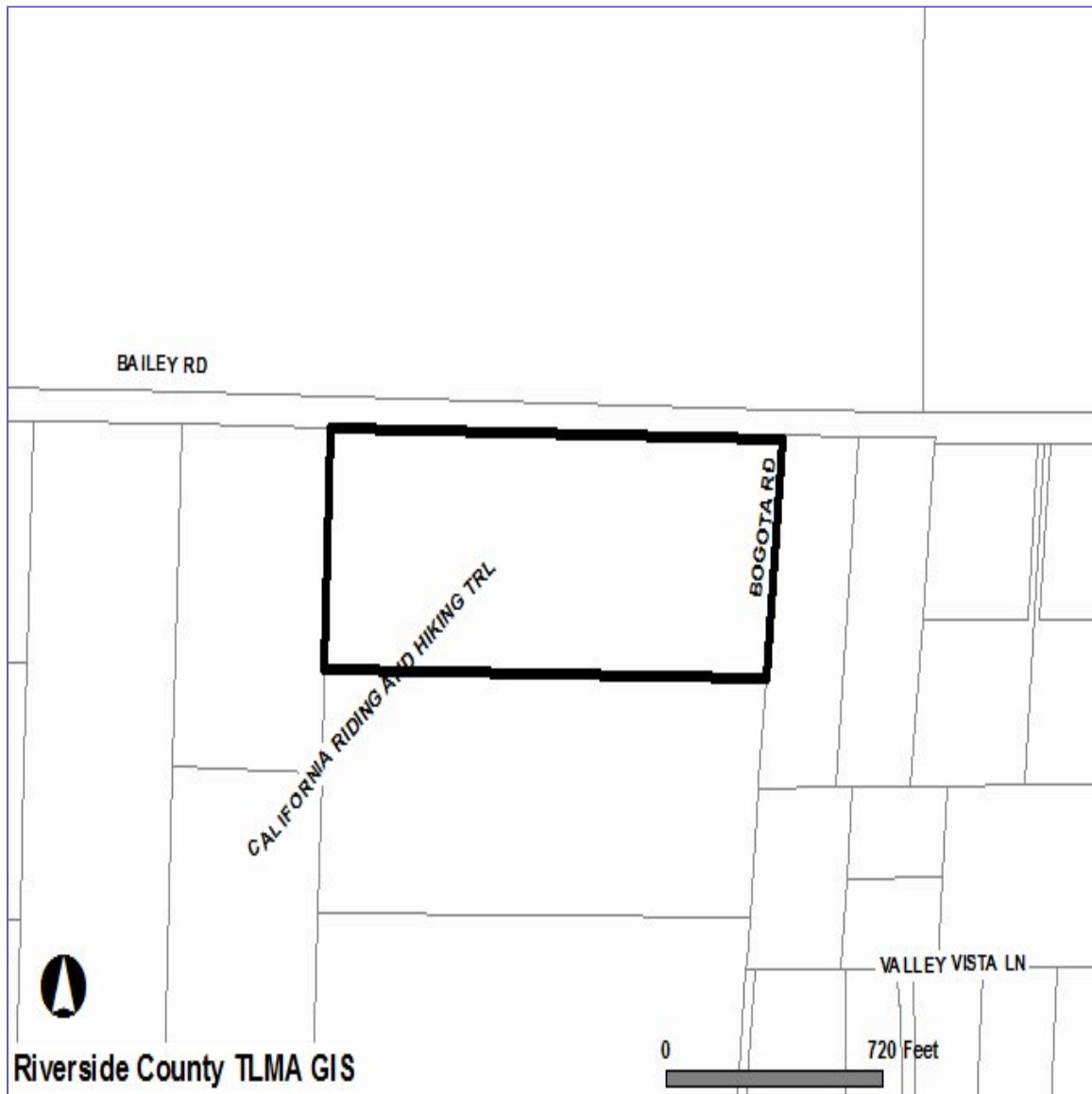
Image © 2009 DigitalGlobe

41°N 116°40'12.03" W

2006

Eye alt

Nguyen



Selected parcel(s):
579-370-018

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD WITH PERMITS REPORT

APNs

579-370-018-0

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

579-370-018
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
6192 SAN RAMON WAY

BUENA PARK CA. 90620

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 98/24
SUBDIVISION NAME: PM 16054
LOT/PARCEL: 3, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 20 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 965 GRID: A5, A6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T8SR3E SEC 9

ELEVATION RANGE

4240/4376 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
OS-RUR

AREA PLAN (RCIP)

REMAP

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-A-20 (CZ 4717)

ZONING DISTRICTS AND ZONING AREAS

TULE PEAK AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
Chaparral
Coastal Sage Scrub
Desert Scrub

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
REMAP

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

164

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.**WATER DISTRICT**
DATA NOT AVAILABLE**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
ANZA BORREGO

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
HEMET UNIFIED**COMMUNITIES**
ANZA**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
ZONE A, 14.67 MILES FROM MT. PALOMAR OBSERVATORY**2000 CENSUS TRACT**
044403**FARMLAND**
LOCAL IMPORTANCE
OTHER LANDS**TAX RATE AREAS**
071-064

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CSA 153
- ELS MURRIETA ANZA RESOURCE CONS
- FLOOD CONTROL ADMINISTRATION

- FLOOD CONTROL ZONE 7
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- VALLEY HEALTH SYSTEM HOSP DIST

SPECIAL NOTES

NO SPECIAL NOTES

BUILDING PERMITS

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

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Nguyen