



PROPERTY REPORT

ADDRESS: 0 Iron Springs Road, Julian, CA 92036

DESCRIPTION: 32 acres consisting of four 8 acre parcels located in the Harrison Park community of Julian. This is an ideal investment for future returns or a great place to build a private estate.

PRICE: **\$195,000**

APN: 293-020-35-00

MLS: 100042729

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

JULIAN ACREAGE

Iron Springs Rd, Julian, CA 92036



32 ACRES consisting of four 8 acre parcels located in the Harrison Park community of Julian, CA. This scenic & usable property is located approximately 7 miles south of the Julian town site. The subject parcels are located in a gated area of Harrison Park & contiguous with Cuyamaca Rancho State Park to the west & William Heise County Park to the north. The road to the gated entrance is paved. The surface to the site from the gate, approximate 1/2 mile, is compacted road base.

The topography features a gently rolling slope to the north and west with spectacular views. This is an ideal investment for future returns, or a great place to build a private estate.

Shown by appointment only.

\$195,000



CREB# 01109566

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

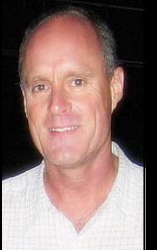
RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!



Assessors Parcel Numbers 293-020-35, 36, 37 & 38-00





Media: 21

Lot/Land

MLS #: **100042729**
 APN: **293-020-35-00**
 Listing Type: **Exclusive Right (R)**
 Ownership:

Status: **Active**

SP:

LP: **\$195,000**Orig.Price: **\$195,000**List Date: **07/16/2010** MT: **0**
AMT: **0**Address: **0 Iron Springs Rd**City: **Julian**Parcel Map #: **293**

Tentative Parcel Map #:

APN #2: **293-020-36-00**APN #3: **293-020-37-00**APN #4: **293-020-38-00**Water District: **OUT**

School District:

Age Restrictions: **N/K**Sign on Property: **Y**Lot Size: **20+ AC**Zip: **92036** MapCode: **1176D1**Community: **JULIAN**Neighborhood: **Julian**

Complex/Park:

Jurisdiction:

Cross Streets: **Harrison Park Road**

Zoning:

Acres: **32.00****REMARKS AND SHOWING INFO**

32 ACRE consisting of four 8 acre parcels located in the Harrison Park community of Julian, CA. This scenic & usable property is located approx 7 miles south of the Julian town site. The topography features a gently rolling slope to the north & west w/ spectacular views. The land burned during the recent fires, but the first succession of vegetation re-growth is has fully recovered. This is an ideal investment for future returns, or a great place to build a private estate. Road to gated entrance is paved

Directions to Property: **Take Harrison Park Rd ending @ green gate,drive .35 miles to smaller driveway veer right.Go .05 miles to SE corner of 1st parcel**

Mandatory Remarks: **None Known****FEES, ASSESSMENTS AND TERMS**H.O. Fees: **\$0**Other Fees: **\$0**CFD/Mello Roos: **\$0**

Paid:

Paid:

Paid:**N/K**

HO Fees Include:

Other Fees Type:

Total Monthly Fees: **\$0**

Assessments:

Terms: **Cash****SUPPLEMENTAL REMARKS**

The subject parcels are located in a gated area of Harrison Park and contiguous with Cuyamaca Rancho State Park to the west and William Heise County Park to the north. The road to the gated entrance is paved. The surface to the site from the gate, approximate half mile, is compacted road base. The Pacific Crest Trail is walking distance from the east property boundary and the California Riding and Hiking Trail crosses the property near the lower arena. Within a few miles are the golf courses at Warner Springs Resort and Borrego Springs. Palomar Mountain, Mesa Grande, Warner's Ranch, Julian, Borrego Springs, Cuyamaca Lake and the Laguna mountains offer recreational activities sure to satisfy every family member. Temecula, Escondido, Ramona, and El Cajon are all accessible by lightly traveled County and/or State roads within approximately one hour driving time.

MLS#: 100042729	0 Iron Springs Rd	LP: \$195,000
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SITE FEATURES

Approx # of Acres: 32.00	Water: N/K	Approved Plan:
Approx Lot SqFt:		Highest Best Use:
Approx Lot Dim:		
Lot Size: 20+ AC	Sewer/Septic Other/Remarks	Current Use:
Land Use Code:		
Animal Designator Code:		Additional Land Use: Res/Business Use OK
Frontage Length: 1000		
Fencing: N/K		Boat Facilities:
		Lot Size Source: Assessor Record
Irrigation: N/K		Pool:
		Pool Heat:
View:		
Topography: Slope Gentle		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: N/K		
Utilities to Site: N/K		

2930203500

2930203600

2930203700

2930203800

Iron Springs Rd

© 2010 Google
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405 ft

° N 116°35'40.98" W

elev 4643 ft

Aug 16, 2006

Eye alt



Parcel Profile Results

APN 293-020-35-00 Profile:

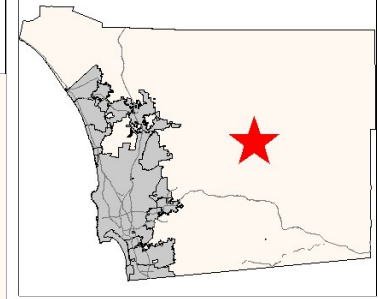
ZONING

Use Reg	A70
Animal Reg	L
Density	.25
Lot Size	4AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	JULIAN
Plan Group	-

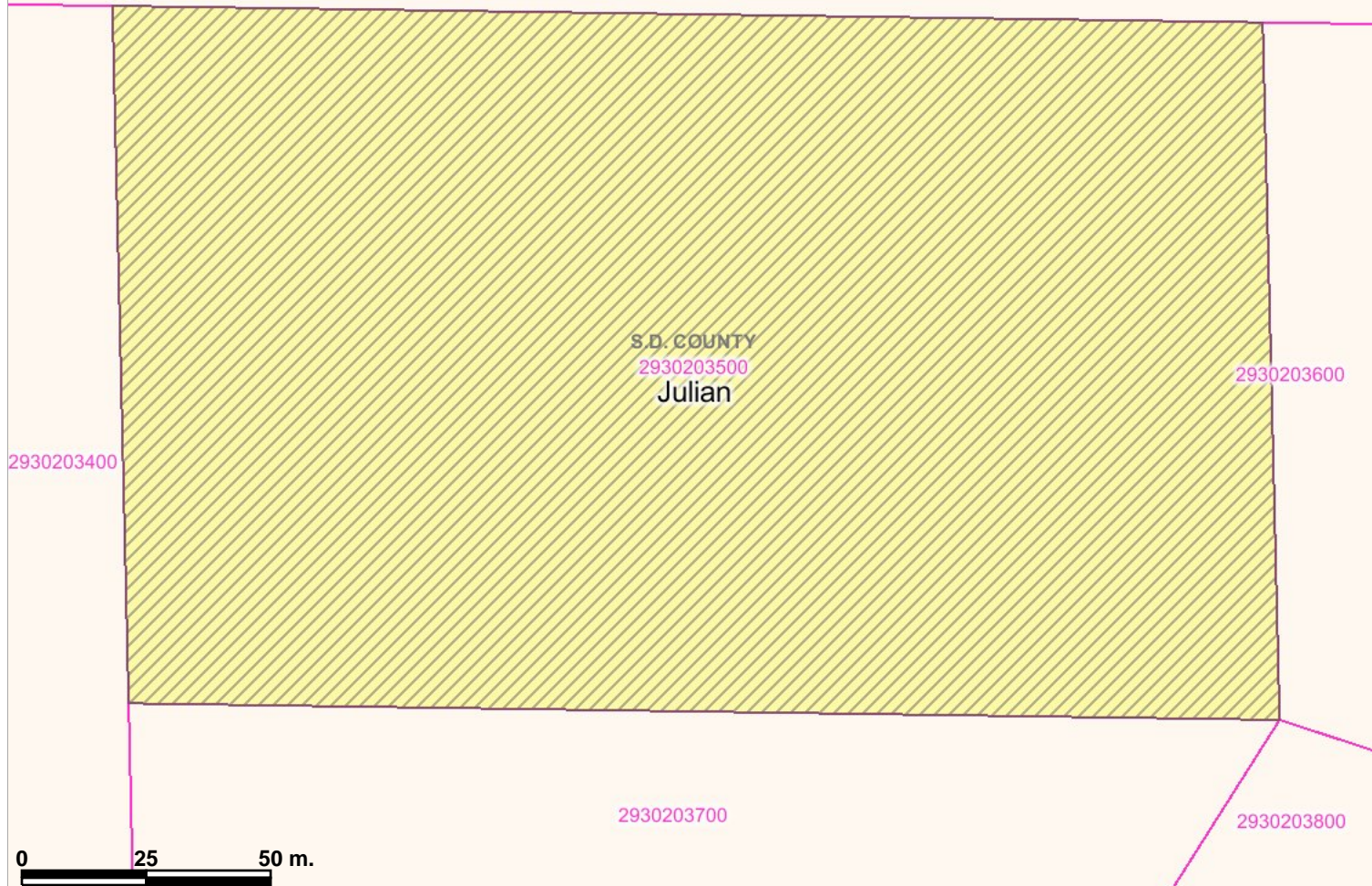
GEOCODES

Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
High School District	HIGH JULIAN UNION
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81048
Watershed	Inaja Hydrologic Sub Area

Flanigan 35-00



2930210400



Legend

- Parcels
- ~ Highways
- ~ Freeways
- ~ Streets
- Water Bodies
- Water Bodies
- Discretionary Permit Labels
- Discretionary Applications
- ▲ Done
- Open
- ✕ Cancelled/Expired/Void
- ? Unknown
- Other
- Sponsor Groups
- Sponsor Groups
- Other
- Community Planning Area
- Community Planning Areas
- Incorporated Areas
- S.D. COUNTY
- Other

0 25 50 m.

Map center: 33° 1' 39.0" N, 116° 35' 44.9" W

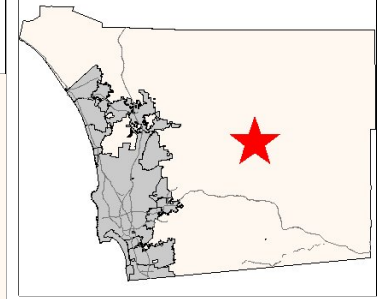
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Flanigan 36-00



2930210400

2930203500

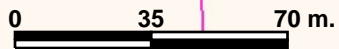
2930203600

S.D. COUNTY
Julian

2930202900

2930203700

2930203800



Map center: 33° 1' 38.08" N, 116° 35' 36.7" W

Legend

- Parcels
- Highways
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- Streets
- Water Bodies**
- Water Bodies
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- Sponsor Groups**
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- Other
- Community Planning Area**
- Community Planning Areas
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- S.D. COUNTY
- Other



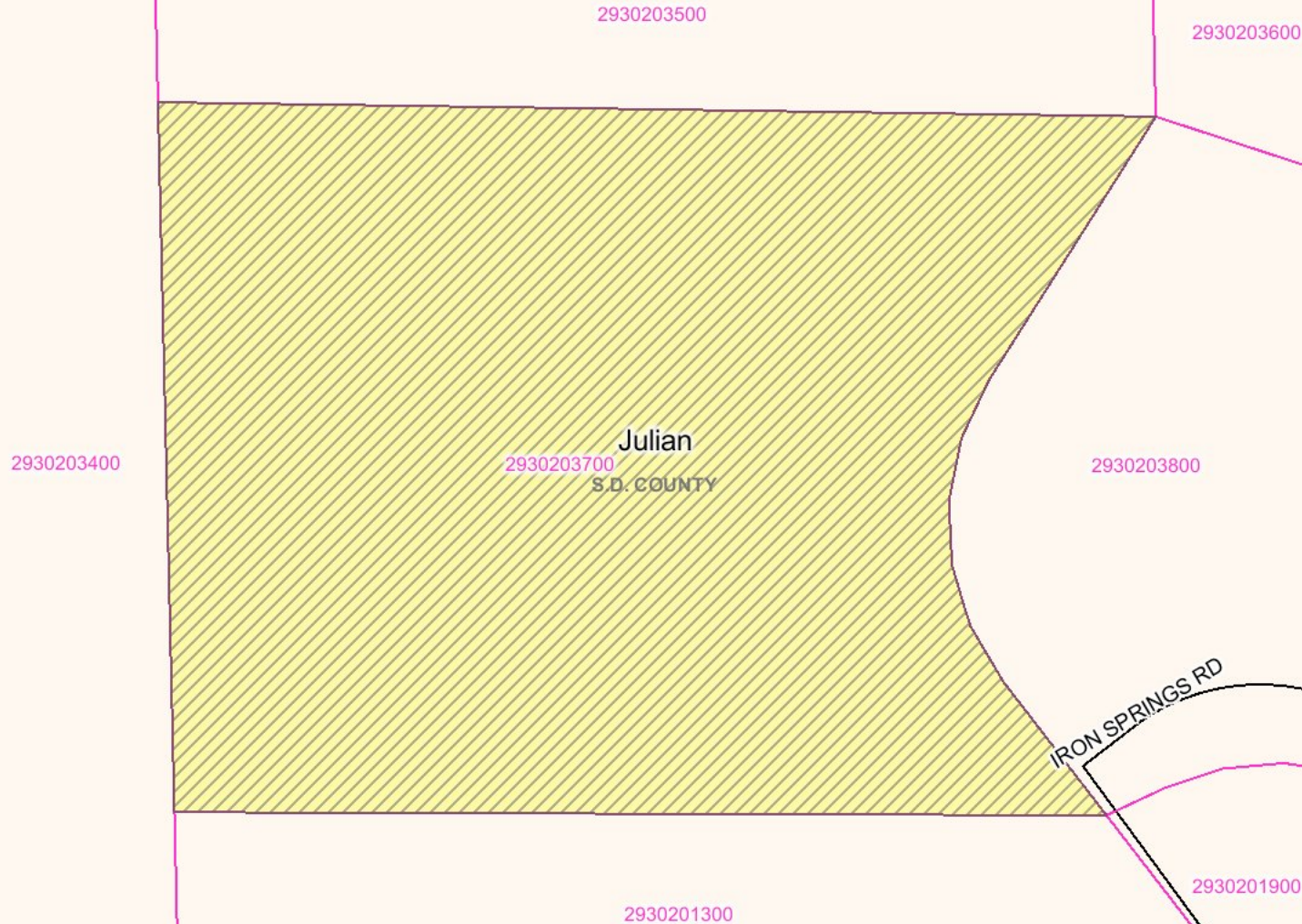
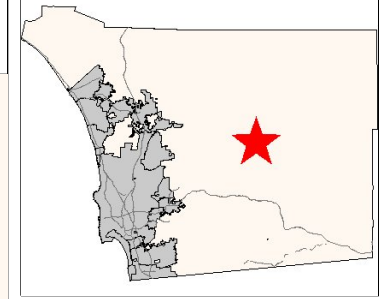
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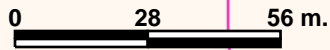


Flanigan 37-00



Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
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- Discretionary Applications**
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- . Other
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- Community Planning Areas
- Incorporated Areas**
- S.D. COUNTY
- Other



Map center: 33° 1' 34.18" N, 116° 35' 44.88" W



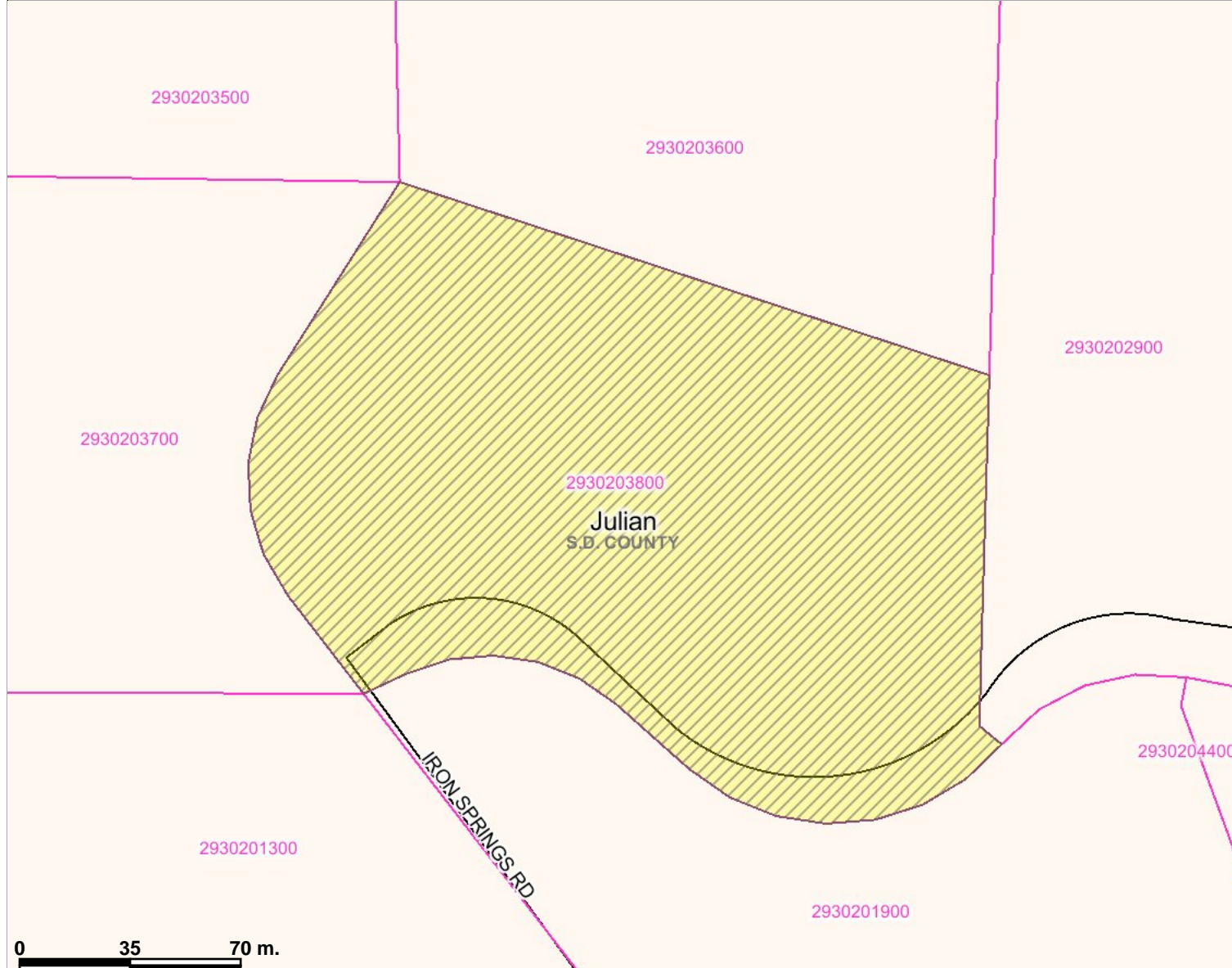
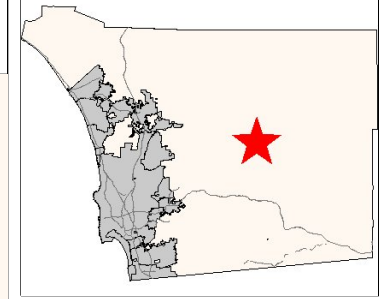
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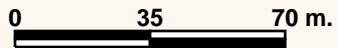
Flanigan 38-00



Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Discretionary Permit Labels**
- Discretionary Applications**
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- Other

Scale: 1:1,959



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AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

- a. Residential Use Types.
 - Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.
- b. Civic Use Types.
 - Law Enforcement Services
 - Minor Impact Utilities
 - Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

- a. Residential Use Types.
 - Group Residential
- b. Civic Use Types.
 - Administrative Services
 - Ambulance Services
 - Child Care Center
 - Clinic Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Group Care
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Partying Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Agricultural and Horticultural Sales (all types)
 - Explosive Storage (see Section 6904)
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
 - Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)