



PROPERTY REPORT

ADDRESS: 24221 East Grade Rd., Palomar Mountain, CA 92060

DESCRIPTION: 24.83 ACRE *Ranch for sale* is located on the east side of Palomar Mountain. This beautiful property is a scenic one hour drive north of the San Diego metropolitan area near Lake Henshaw, Warner Springs, and the historic town of Julian. This magnificent property is presently used as a weekend get-a-way and is shown by appointment only.

PRICE: \$599,000.00

APN: 136-120-0700

MLS: 110025942

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

[Virtual Tour](#)

Mountain Estate

24221 East Grade Rd., Palomar Mountain, CA 92060



24.83 ACRE Ranch for sale

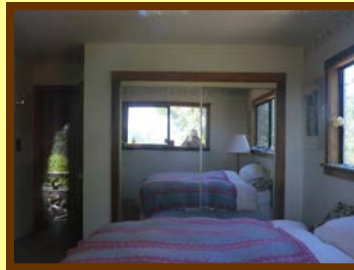
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Of great importance are the various directions from which the ranch can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this undiscovered equestrian paradise.

Agriculture is still the dominant economic activity in the Santa Ysabel area. Horse and cattle ranches are the backdrop for the landscape of light residential development. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.



\$599,000



CREB#01109566

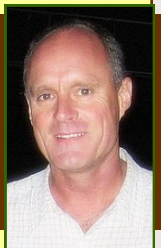
DONN BREE
RANCHES • HOMES
LAND • LOANS
800-371-6669

RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@donn.com





The property for sale is contiguous with Cleveland National Forest. Topographically, the ranch is varied. The ranch features a very gentle slope entering the ranch while traveling toward the main home site and large barn. At the top of the knoll, one enjoys a commanding view of the Lake Henshaw basin.

Large, mature oaks and

Coulter pines dominate the indigenous landscape. Great consideration was given to the natural beauty of this property when Incorporating the improvements found on this usable parcel. It is evident from the foliage that water is abundant on the ranch.

Wildlife is abundant on the ranch: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.

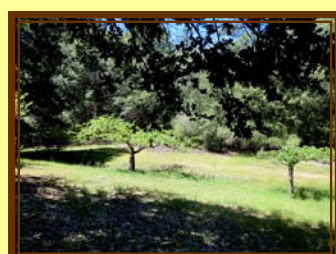
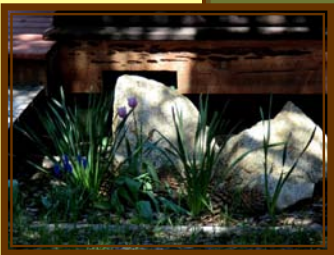
A well-built 1,640 *esf*, 4 bedroom, 2 bathroom log-sided, single story home is accessed by a circular road. A massive fireplace in the great room, and separate bedroom wings makes this retreat ideal for entertaining.

There is also a very large 2 story guest house (1600 *esf* +/-) built into the large metal workshop. The well built, versatile and very functional work shop once housed a honey operation.

There is presently one deep well on the property. The immediate area is known for good water. Solar power, with a back-up propane generator are the source of electricity. Capacitance for electrical storage is by use of several new deep cell batteries.

The improvements are on a septic system.

We Know The Back Country!





Media: 25 - VT: <http://www.property.com>
 Lot Size: 20+ AC
 Acres: 24.830

Detached

MLS #: 110025942

APN: 136-120-07-00

Address: [24221 East Grade Rd](#)

City: Palomar Mountain, CA

Bedrooms: 4

Optional BR:

Total BR: 4

Est.SqFt: 1,650

Year Built: 1977

Age Restrictions: N/K

Sign on Property: N

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

Full Baths: 2

Half Baths: 0

Total Baths: 2

Zoning: **Ag70**Pets: **Yes**LP: **\$599,000**Orig.Price: **\$785,000**List Date: **05/01/2011**

MT: 305

AMT: 299

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92060** MapCode: **1052D7**Community: **PALOMAR MTN**Neighborhood: **East Grade Rd**

Complex/Park:

Cross Streets: **Will Valley Rd.**

Jurisdiction:

Water District: **OUT**

School District:

REMARKS AND SHOWING INFO

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Directions to Property: **Hwy 76 to East Grade Rd. property is approximately 6.3 miles up east grade rd on left side.**

Mandatory Remarks: , **None Known**

FEES, ASSESSMENTS AND TERMSH.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

CFD/Mello Roos: **\$0.00**Total Monthly Fees: **\$0.00**

Assessments:

Other Fees Type:

Paid:

Est % of Owner Occupancy:

Terms: **Cash, Seller May Carry****SITE FEATURES**Approx # of Acres: **24.83**

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: **20+ AC**Lot Size Source: **Assessor Record**Water: **Well on Property**Sewer/Septic: **Septic Installed**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code: **L**

Miscellaneous:

View: **Mountains/Hills, Panoramic, Valley/Canyon**Topography: **Rolling, Slope Gentle, Mountainous**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site:

Prop Restrictions: **None Known**Structures: **Agricultural Bldg, Bunkhouse, Shed**

Complex Features:

Parking Garage: **Detached**Parking Garage Spaces: **4**Parking Non-Garage: **Uncovered**Parking Non-Garaged Spaces: **8**Total Parking Spaces: **12**

Parking for RV:

Fencing: **Partial**



1361200700

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178 m

Imagery Date: Aug 24, 2010

33°17'11.82" N 116°48'11.84" W elev 1321 m

Eye alt 2.04 km



Co Hwy S7

1361200700

497 m

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Imagery Date: Aug 24, 2010

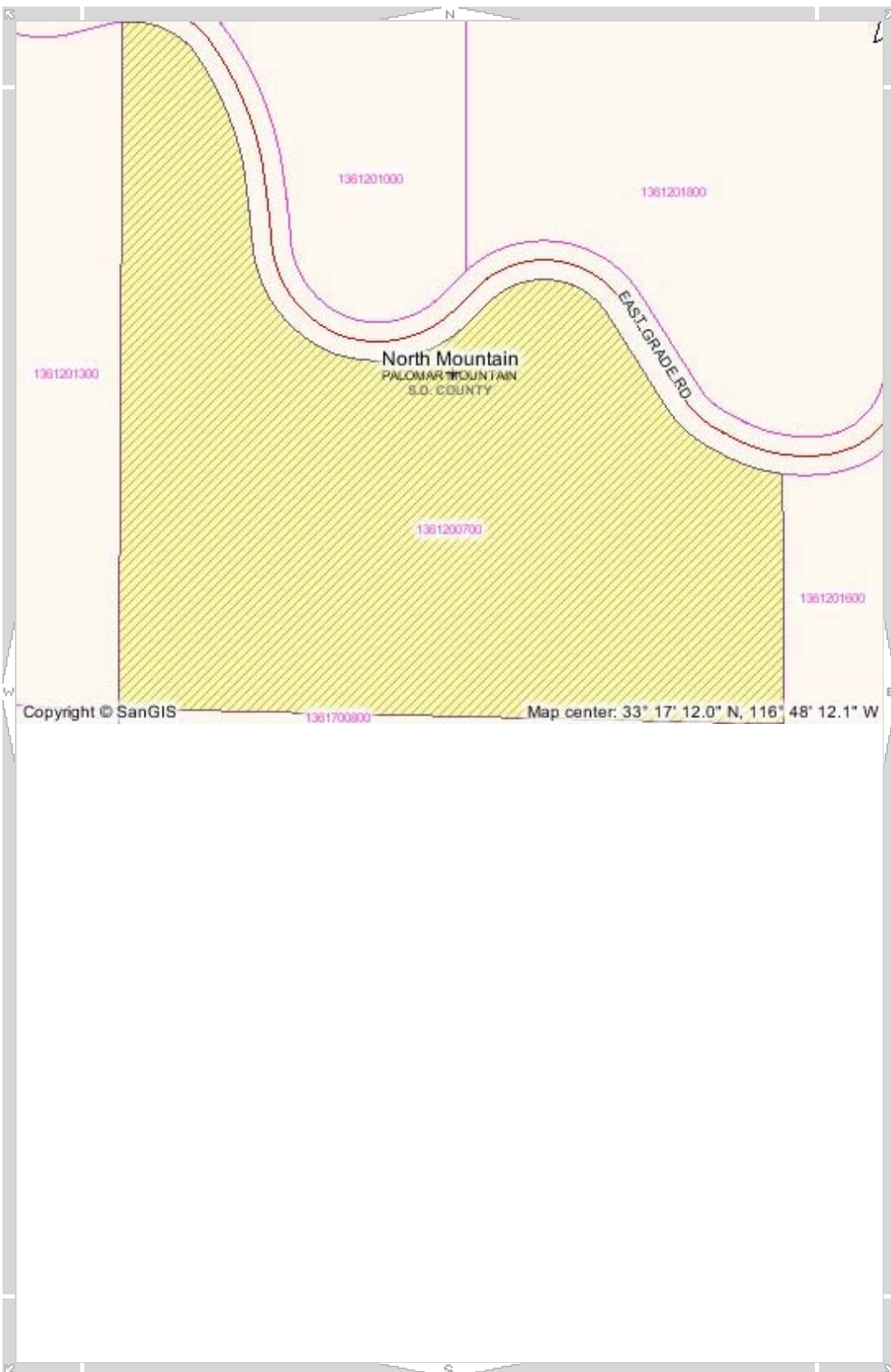
33°17'11.82" N 116°48'11.84" W elev 1322 m

Eye alt 2.82 km



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 136-120-07-00 Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	.125
Lot Size	8AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	A
Regional Cat	ECA
General Plan	23
Plan Area	North Mountain
Plan Group	PALOMAR MOUNTAIN

GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 94171
Unified School District	UNIFIED VALLEY CENTER-PAUMA
Watershed	Warner Hydrologic Sub Area



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)