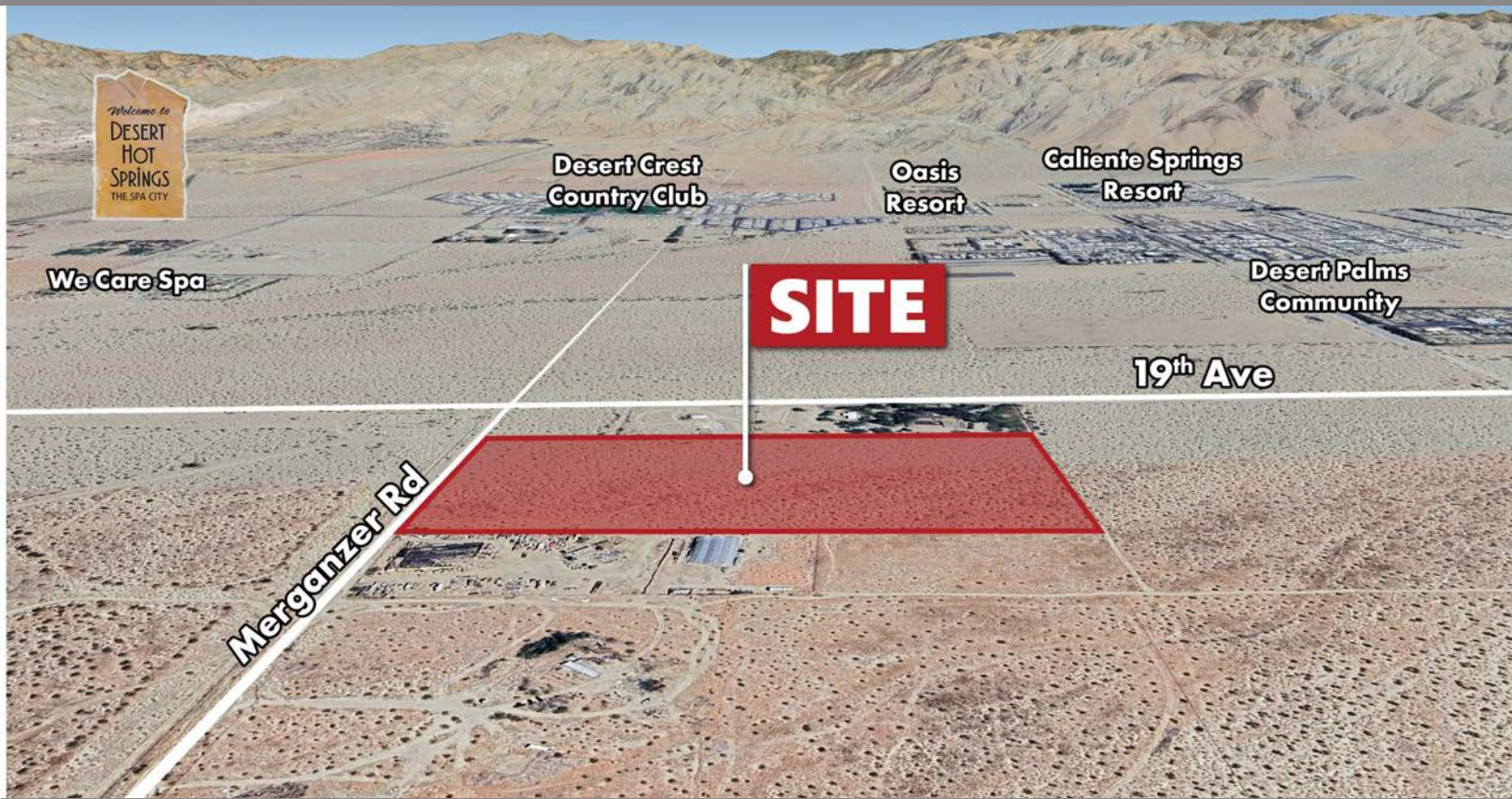


20 AC WITH BEAUTIFUL MOUNTAIN VIEWS

SKY VALLEY, CA



MERGANZER RD, SKY VALLEY, CA

FEATURES

- Two 10-acre flat parcels (Each parcel is 330' x 1320')
- In a hot mineral water area
- Great property for a desert ranch estate or mineral water retreat
- Access to the I-10 freeway in less than 10 minutes and access to the City of Desert Hot Springs in 5 minutes
- Close to many mineral water hotels and less than a quarter mile away from the We Care Spa, a boutique spa hotel that has room rates as high as \$1000 per night
- Beautiful Views Stretching from the San Jacinto Mountains Across the Entire Coachella Valley

ASKING PRICE: \$360,000 (\$18,000/AC)

COACHELLA VALLEY



VICINITY MAP



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20 AC WITH BEAUTIFUL MOUNTAIN VIEWS

SKY VALLEY, CA



SITE AMENITIES

- **Location:** The property is located at Merganzer Rd in Sky Valley, CA
- **APN & Parcel Size (According to County Assessor's Information):** 659-030-004 (10 AC), 659-030-005 (10 AC)
- **Zoning:** [Click here to view W-2 \(Controlled Development\)](#)
- **General Plan:** RD (Rural Desert)
- **Utilities:** Electric available, No sewer or water in area
- **Terms:** Cash
- **Comments:** The property is located in the unincorporated community of Sky Valley, just east of the city of Desert Hot Springs. It is in close proximity to Desert Crest County Club, boasting three natural hot spring spas and golf. This area is known for its famous hot water that makes the region a favorite wintering spot of snowbirds and others seeking the therapeutic benefits of its mineral spas. Many mobile home and RV parks are located nearby, and its residents take full advantage of the hot mineral springs and the warm winter weather. Great views of the mountains and city lights.

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.