



# FOR SALE - 12.42 AC of Agricultural / Residential Land

## Serenity in Agua Dulce



**Address:**

**VIC VALLEYSAGE TUTHIL, AGUA DULCE, CA 91350**

**Asking Price:**

~~**\$325,000**~~

~~**\$225,000**~~

### Property Description

**\$179,000**

Nestled within the picturesque landscapes of Agua Dulce, California, this expansive 12.42-acre parcel of land presents an exceptional opportunity for those seeking a blend of rural tranquility and versatile development potential. Boasting panoramic views of rolling hills and boundless skies, this property offers an ideal canvas for agricultural endeavors or the creation of a dream residential estate. With a water well already on-site, a tremendous added value, a Buyer is ahead of the curve no matter which direction you take this property from here.

**Mark Reynolds**  
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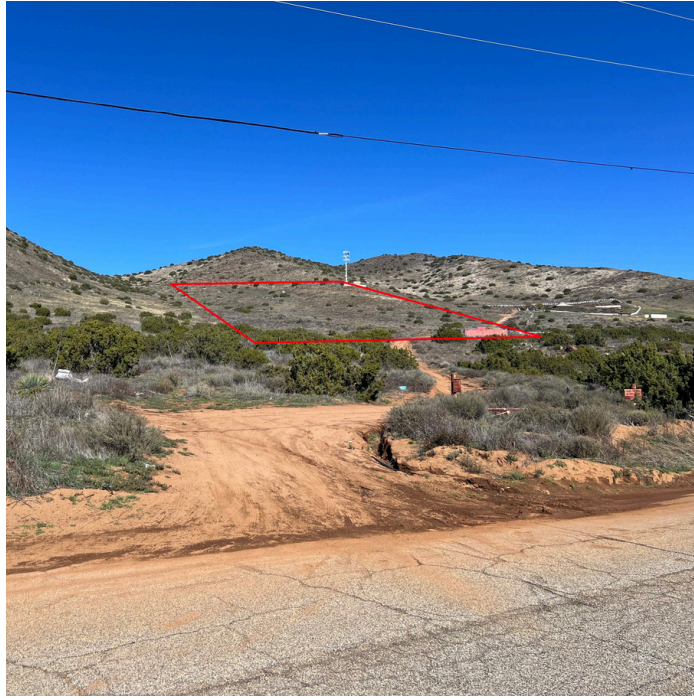
**Gabriel Wilson**  
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Although taken from sources deemed to be reliable, the information contained herein is neither warranted nor guaranteed by Ally Commercial Real Estate. Buyer to verify all information and conduct their own due diligence.



# Property Images



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# Property Highlights

- **Prime Location:** Situated in the serene enclave of Agua Dulce, renowned for its peaceful ambiance and rustic charm, the property enjoys convenient access to local amenities, including numerous wineries and local nature centers. Just 10 min from Agua Dulce Airport.
- **Versatile Land Use:** With approximately 12.42 acres of land, the property provides ample space for various land utilization options. Whether you envision cultivating crops, establishing a vineyard, or crafting a private homestead, the possibilities are endless.
- **Development Potential:** Zoned for both agricultural and residential purposes, the property offers flexibility for development projects. Whether aspiring to construct a custom residence, equestrian facilities, or agricultural structures, this parcel provides a blank canvas for realization.
- **Scenic Beauty:** Embrace the breathtaking beauty of Agua Dulce's landscape, characterized by rolling hills, verdant valleys, and majestic mountains. Residents can relish in the serenity of expansive vistas and gentle breezes, while witnessing stunning sunsets and starlit skies, from the comfort of your own oasis.
- **Investment Opportunity:** With its strategic location and versatile land use options, this property presents an enticing investment opportunity for discerning buyers looking to capitalize on the flourishing real estate market in Agua Dulce.



**\*\* IMAGE ABOVE IS OF A NEIGHBOR'S NEARBY ESTATE, AN EXAMPLE OF WHAT YOU COULD BUILD\*\***

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# Parcel Map



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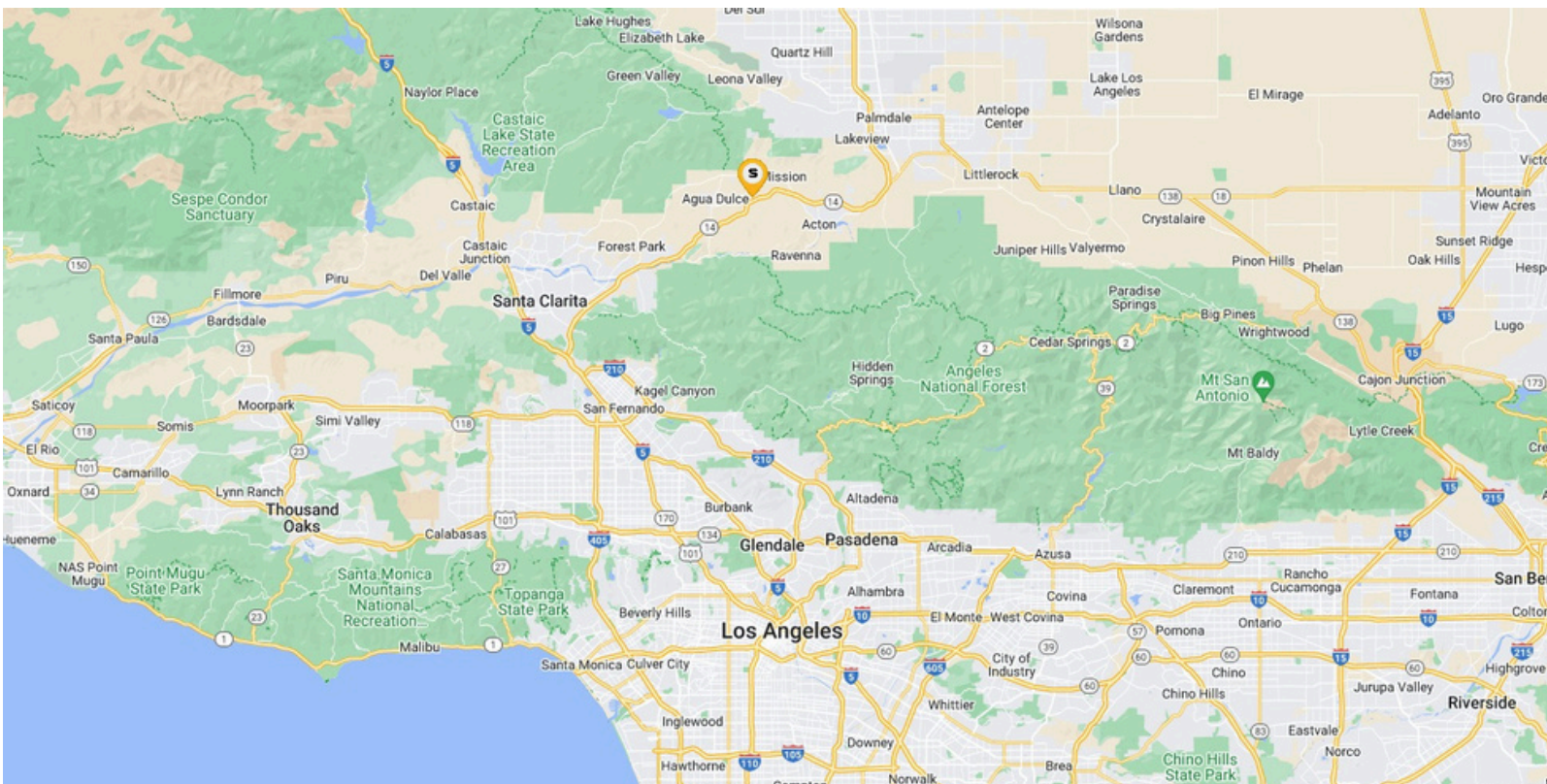
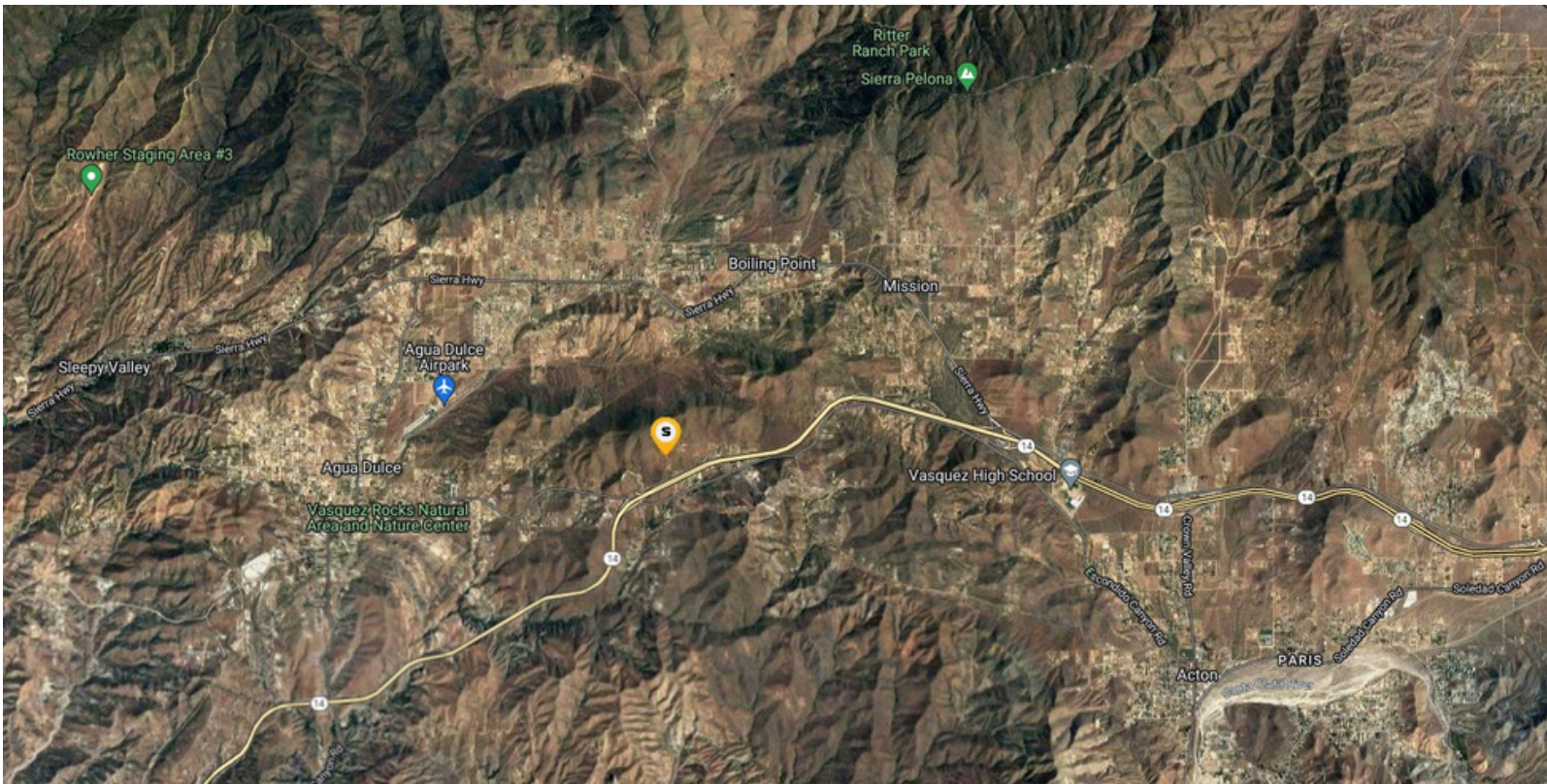
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## Map Location



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