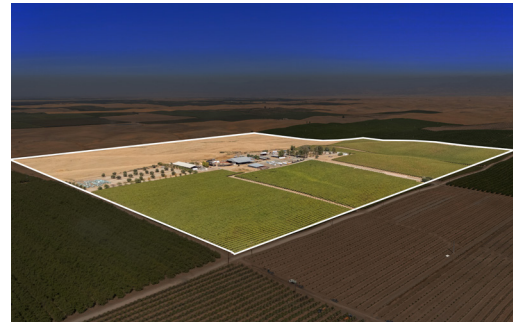


HACIENDA RANCHO 88

A CULTURAL CELEBRATION AWAITS!



34338 NEVIS AVE • McFARLAND, CA • \$6,888,000

I've always believed that opportunities present themselves at the right time. If one isn't prepared, they can pass by unnoticed, like a train passing in front of you. However, when you have the right vision and preparation, these opportunities can turn into something extraordinary, even million-dollar opportunities. This property is one of those opportunities. I am promoting a 160-acre property that not only offers vast and versatile land, but already has a significant advantage: 70 acres of high-quality table grapes. With 1-3 varieties of grapes, yielding thousands of boxes a year, this vineyard already generates a million-dollar income, making it an exceptional investment from day one. In my 25 years of experience in the real estate business, I've seen how vacant land is transformed into a gold mine. This property is no exception. What I envision here is a multitude of possibilities, and what excites me is that this space is already prepared for much more. The property includes a charro arena, ideal for hosting events such as rodeos, jaripeos, concerts, weddings, quinceaeras, birthday parties, or any type of corporate or community event. Additionally, it has parking for over 800 vehicles, making it perfect for large events. With breathtaking views of the McFarland Valley, the vineyards, orange and lemon groves, and the majestic mountains, this land offers an unparalleled landscape. The facilities also include two additional structures: a large shed or pavilion with a stage, perfect for dances or performances, as well as well-maintained restrooms for the comfort of guests. Additionally, the property features stables for the care and storage of horses, two deep wells over 1000 feet in depth, ensuring a constant supply of high-quality water, and a shed for storing ranch tools and equipment. With this property, you have the opportunity to develop your own ideas, adapt them to your needs, and make them a reality. From the possibility of installing cabins or camping areas for guests, to creating an outdoor market or even a horse-riding trail, the options are endless. What's more, this land is fully private and has the potential to be expanded even further, allowing for more parking or larger-scale events. This property is not just an investment; it's an opportunity to create something unique, transform the land, and capitalize on the income potential it offers. With its strategic location and existing level of development, it's ready to turn your ideas into a prosperous reality.



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