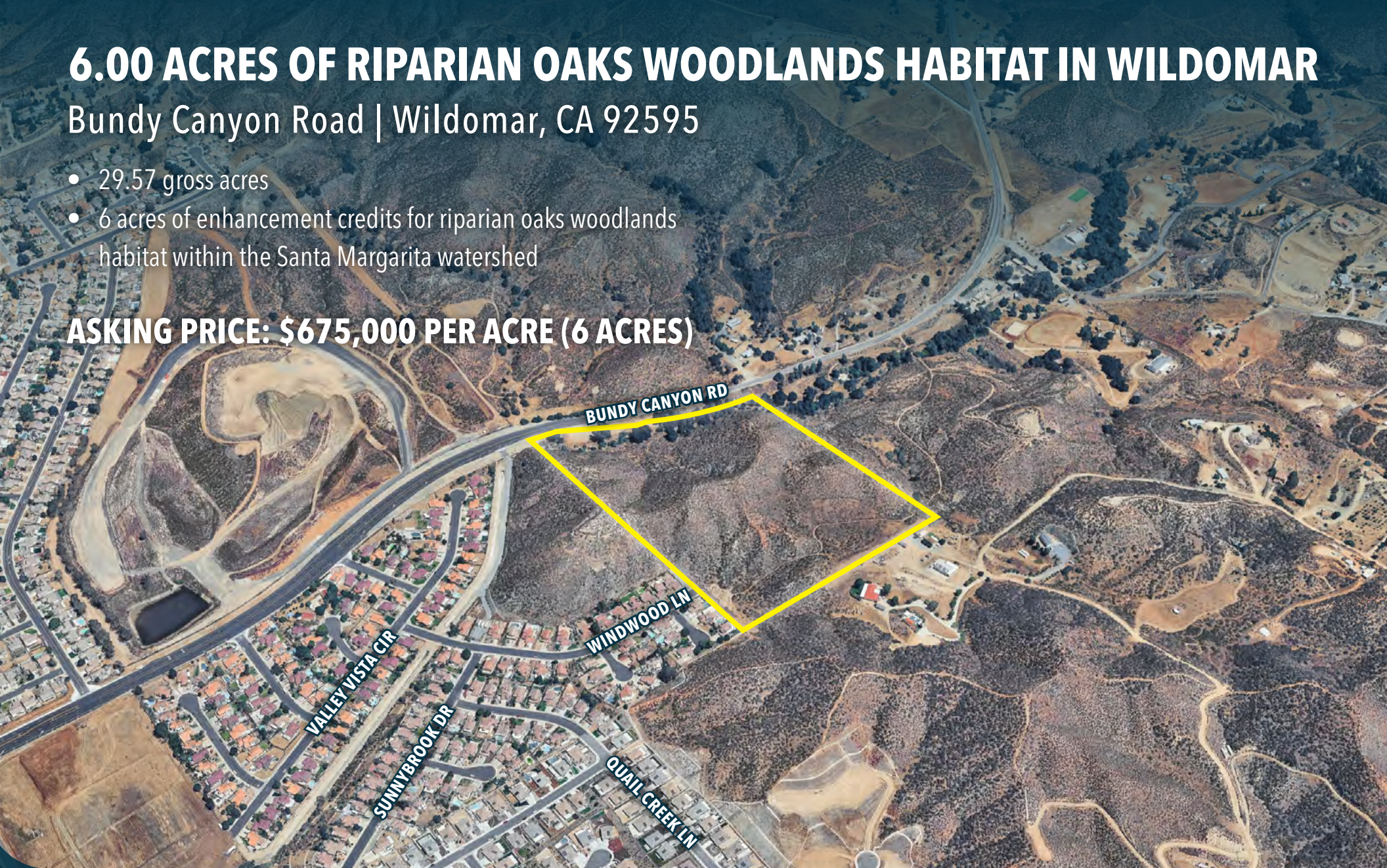


6.00 ACRES OF RIPARIAN OAKS WOODLANDS HABITAT IN WILDOMAR

Bundy Canyon Road | Wildomar, CA 92595

- 29.57 gross acres
- 6 acres of enhancement credits for riparian oaks woodlands habitat within the Santa Margarita watershed

ASKING PRICE: \$675,000 PER ACRE (6 ACRES)



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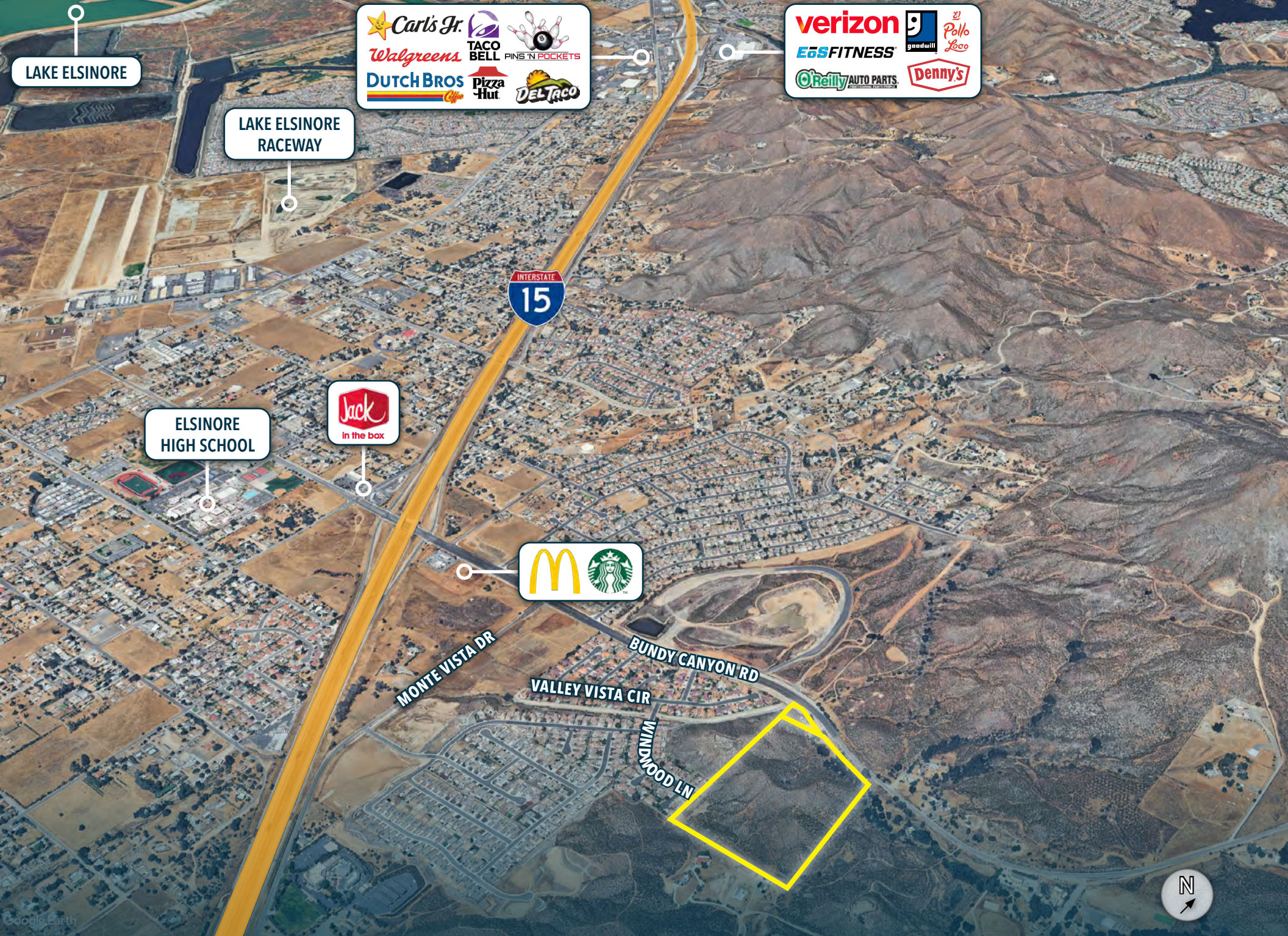
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- 6 Property Information
- 7 Oaks Woodland Riparian
- 8 Oaks Woodland Photos
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LAKE ELSINORE

LAKE ELSINORE RACEWAY

ELSINORE HIGH SCHOOL



MONTE VISTA DR

VALLEY VISTA CIR

BUNDY CANYON RD

WINDWOOD LN





RONALD REAGAN
ELEMENTARY SCHOOL

DONALD GRAHAM
ELEMENTARY SCHOOL



BUNDY CANYON RD

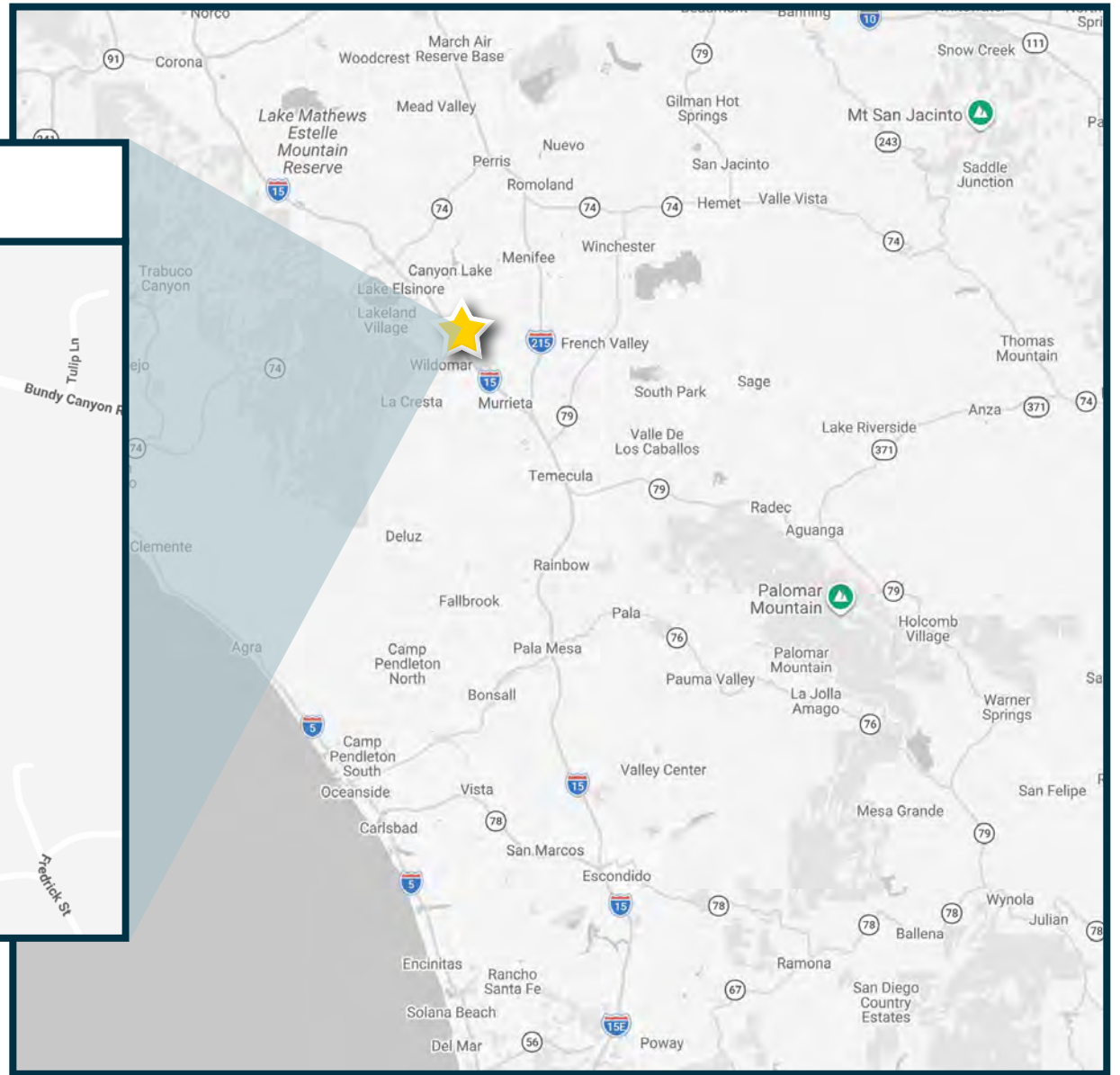
WINDWOOD LN

SUNNYBROOK DR

VALLEY VISTA CIR



Location Map



Property Location

The property is located along Bundy Canyon Road, less than one mile from Interstate 15, offering excellent regional access. It sits approximately 3.3 miles south of Lake Elsinore and about 8 miles north of Interstate 215.

Property Information

The subject property is approximately 29.57 acres. The property includes 6 acres of enhancement credits for riparian oak woodland habitat within the Santa Margarita Watershed, offering valuable ecological assets and mitigation value.

APN

367-250-017

366-320-054

Asking Price

\$675,000 Per Acre (6 Acres)

Oaks Woodland Riparian



The Temporary Access Road was designed to avoid all CDFW jurisdictional vegetation and only occur in already disturbed understory

The Temporary Railroad Car Bridge has been designed to be placed well beyond the stream bank so that no impacts to CDFW or USACE jurisdiction will occur.

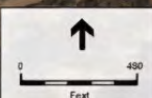
Pipe Inlet

Windwood Ln

Bundy Canyon Rd

A1.1

- Project Boundary
- Road Dedication - Restricted Access (Off-Site)
- USACE/RWQCB Jurisdiction
- CDFW and MSCHP Riparian/Revelment Areas
- Presumed Connection (no OHWM or bed/bank)



Oak Woodlands Photos



Tax Map

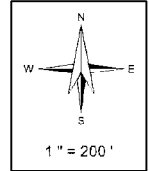
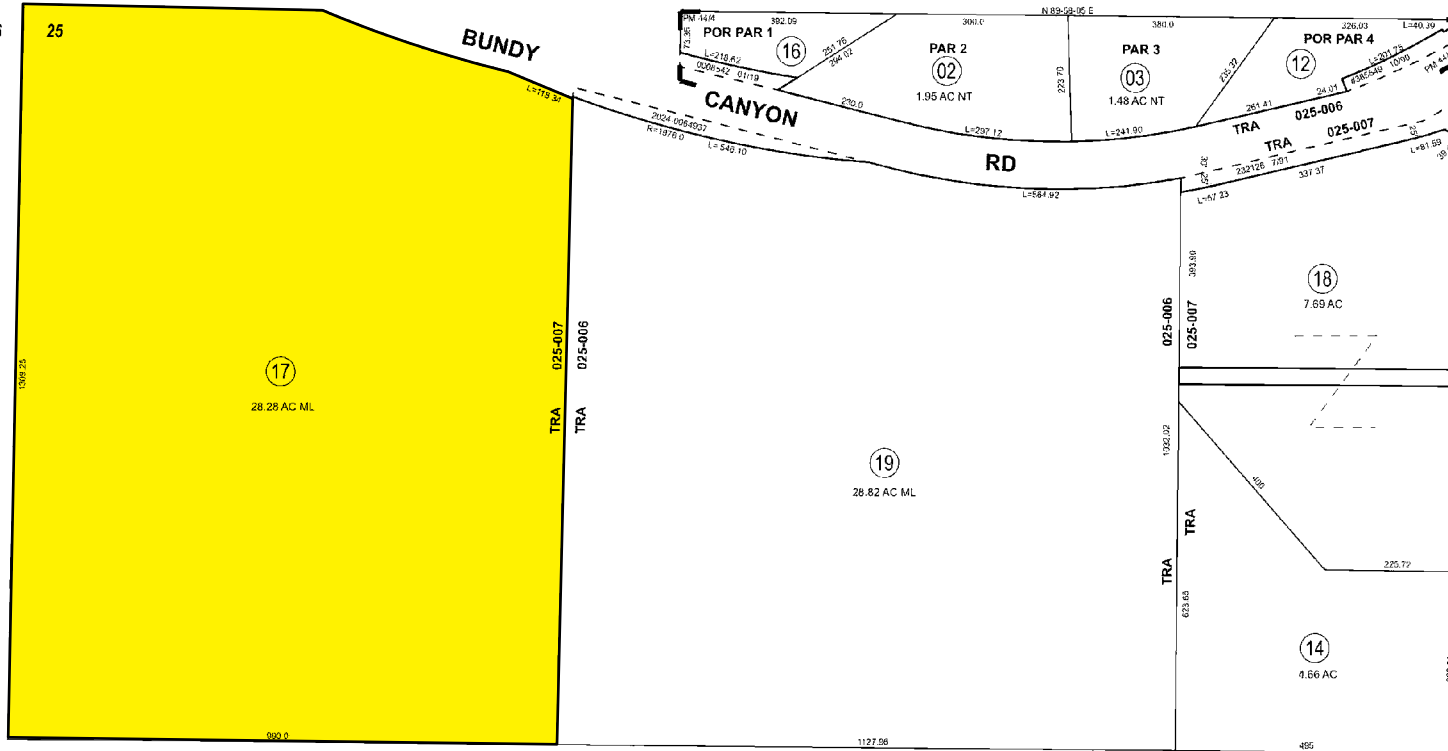
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NW 1/4 OF SEC. 25 T.6S, R.4W
CITY OF WILDOMAR

TRA 025-006
025-007

367-25
367-19

23 24
26 25

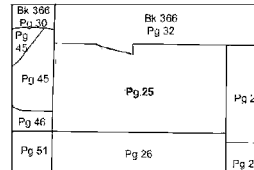


Legend

- Lot Lines
- High-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- - - Lease Area
- Subdivision Tic Mark



Data
PM 12/38
RS 83/92



Map Reference
PM 44/4 PARCEL MAP NO. 9932

Date	Old Number	New Number
9-1/1984	6	9-10
9/1/1984	5,3	11
5/1/1981	4	12,27
4/1/1992	11	13,27
8/1/1995	10,13	14-15
2/26/2020	1	16,27
2/26/2020	8	17,27
8-4/2020	15	18,27
8/23/2024	7	19,27

Oct 2024

ASSESSOR'S MAP BK 367 PG. 25
Riverside County, Calif.

A Navarrete

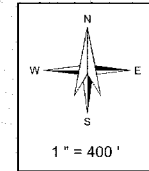
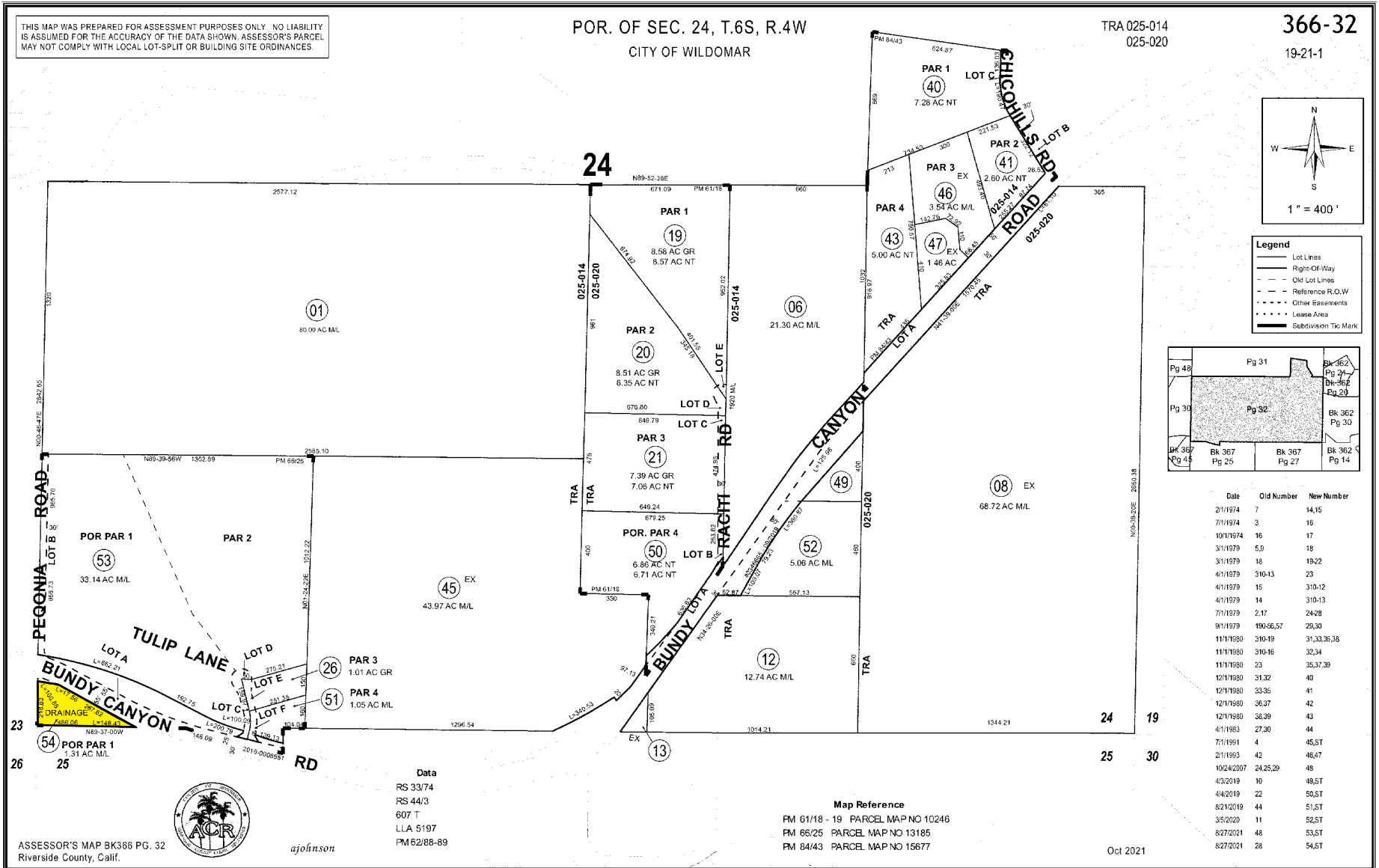
Tax Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

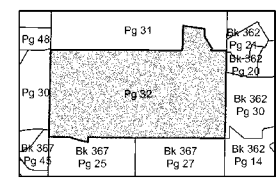
POR. OF SEC. 24, T.6S, R.4W
CITY OF WILDOMAR

TRA 025-014
025-020

366-32
19-21-1



- Legend**
- Lot Lines
 - - - Right-Of-Way
 - - - Old Lot Lines
 - - - Reference R.O.W.
 - - - Other Easements
 - Lease Area
 - Subdivision To Mark



Date	Old Number	New Number
2/1/1974	7	14,15
7/1/1974	3	16
10/1/1974	16	17
3/1/1979	5,9	18
3/1/1979	18	19,22
4/1/1979	310-13	23
4/1/1979	15	310-12
4/1/1979	14	310-13
7/1/1979	2,17	24,28
9/1/1979	190-55,57	29,30
11/1/1980	310-19	31,33,35,38
11/1/1980	310-16	32,34
11/1/1980	23	35,37,39
12/1/1980	31,32	40
12/1/1980	33,35	41
12/1/1980	36,37	42
12/1/1980	38,39	43
4/1/1983	27,30	44
7/1/1991	4	45,5T
2/1/1993	42	46,47
10/24/2007	24,25,29	48
4/3/2019	10	49,5T
4/4/2019	22	50,5T
8/21/2019	44	51,5T
3/5/2020	11	52,5T
8/27/2021	48	53,5T
8/27/2021	28	54,5T

Data
RS 33/74
RS 44/3
607 T
LLA 5197
PM 62/88-89

Map Reference
FM 61/18 - 19 PARCEL MAP NO 10246
FM 66/25 PARCEL MAP NO 13185
FM 84/43 PARCEL MAP NO 15677

ASSESSOR'S MAP BK366 PG. 32
Riverside County, Calif.



ajohnson

Oct 2021

An aerial photograph showing a city with a grid street pattern and a large, dark green reservoir. The city is built on a hilly, brownish terrain. A road or canal runs through the city, and a bridge crosses a narrow channel of the reservoir. The background shows more of the city and surrounding hills.

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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