



25096 Jefferson Ave, Ste B-10, Murrieta 92562

“CALL TOM IF YOU WANT IT GONE”



“Temecula Tom”
951-440-8212 Call/Text

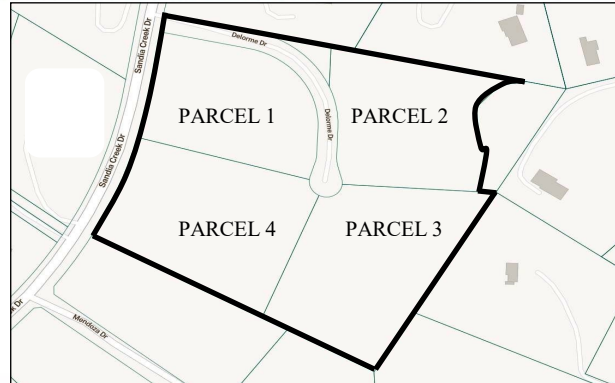
Active

\$1,766,000

0 Delorme Dr • Temecula 92590
20.82 acres • \$84,822 per acre • R-A-5 Zoning

15 days on the market
Listing ID: SW23188419

For Navigation, Address of House Across Street - 42670 Sandia Creek Dr, Temecula, CA 92590



NOW AVAILABLE! "Temecula Flower Ranch" with over 19,000 plantings, various types of plants including cut flowers, greens, waxes, eucalyptus varieties like parvifolia and gunnii, as well as fruit trees such as passion fruit, dragon fruit, avocado, and olive trees. The property covers over 20 acres and consists of four lots, all accessible from Delorme Dr. Two of these lots offer impressive views, while the other two are oak-studded and have a running watercourse. Key features of this property include:

- **Diverse Plantings:** The property boasts a wide variety of plantings, including cut flowers, greens, various types of eucalyptus, and fruit trees, making it a potential agricultural or horticultural venture.
- **Water Supply:** The presence of two 2" water meters already in place ensures sufficient water supply for irrigation and other needs.
- **Natural Beauty:** The property includes a running creek with walking bridges, creating a picturesque setting shaded by oak trees.
- **Outdoor Spaces:** There's a 16' x 20' covered patio and an additional concrete slab for outdoor enjoyment.
- **Historic Touch:** The presence of an old railroad booth and storage shed adds a touch of history to the property.
- **Development Potential:** Given the size and features of the property, it could be an excellent opportunity for various development options, such as building custom homes, vacation homes, or a family compound.
- **Access:** All lots have access from Delorme Dr., making them easily accessible.
- **Appointment Requirement:** Showings are available by appointment only, and prospective buyers must provide proof of funds before scheduling a viewing. This property appears to offer a unique blend of natural beauty, agricultural potential, and development opportunities. If you are interested in purchasing or learning more about it, please contact agent for more information.

Facts & Features

- Listed On 10/09/2023
- Standard sale
- Original List Price of \$1,766,000
- Lot Features: Agricultural, Agricultural - Row/Crop, Agricultural - Tree/Orchard, Cul-De-Sac, Gentle Sloping, Horse Property Unimproved, Lot Over 40000 Sqft, Secluded, Sprinklers Drip System, Value In Land
- Present Use: Agricultural
- \$1,473 (See Remarks)
- Potential Use: Agricultural, Residential
- View: Orchard, See Remarks, Trees/Woods, Valley, Water
- Distance to water: 0

Additional Information

- SRCAR - Southwest Riverside County area
- Riverside County
- Parcel # 937020012

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Call “TEMECULA TOM” today for more information.
951-240-5515, Tom@TemeculaTom.com, CalBRE 01963095

..... IT'S A GREAT TIME TO SELL!!! I CAN SELL YOUR PROPERTY TOO, CALL “TEMECULA TOM” FOR MORE INFORMATION

Information is deemed reliable, but is not guaranteed. Buyer to verify accuracy of square footage, lot size, property lines, and other information.