

LOST VALLEY CAMPGROUND & RESERVATION

Wilderness camp & recreational reservation land covered with $\pm 1,350$ AC of oak, pine, and chaparral. Located 6.5 miles north of Grace Trading Post, the property is bordered by the Cleveland National Forest and the Anza-Borrego Desert State Park in Warner Springs, CA.

31422 CHIHUAHUA VALLEY RD
WARNER SPRINGS, CA

LOSTVALLEYCAMPGROUNDLAND.COM



Exclusively Listed by

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EXECUTIVE SUMMARY

A *UNIQUE OASIS* BETWEEN THE HIGH DESERT & COASTAL MOUNTAINS

Kidder Mathews is pleased to present Lost Valley Campground & Reservation, a $\pm 1,350$ acre recreational reservation & campground in San Diego County, California. Lost Valley is about an hour south of Temecula, in Warner Springs. Lost Valley supports small gatherings to large conferences with numerous bunkhouses & private/family cabins. The vast land gives way to a spectrum of outdoor recreation: "open-air camping", zip lining & shooting ranges, only to name a few! This is an exceptional opportunity to own land & facilities purposed for wide ranges of traditional/group camping, corporate events, church retreats, large organizations and summer camps.

POSTAL ADDRESS	31422 Chihuahua Valley Road, Warner Springs, CA 92086
GROSS LAND SIZE	$\pm 1,350$ Acres
CAPACITY	± 600 Person Campground Capacity

*The topography
varies from gentle
meadows, with
meandering creeks,
to high-country
chaparral with
sky-high pines.*

HORSE STABLES

PROPERTY OVERVIEW

PROPERTY DETAILS

Lost Valley Campground & Reservation is one of the most recognized summer camps in Southern California. Purchased in 1959, Schoepe Campground & Reservation at Lost Valley opened for its first summer in 1964.

It's rich background & enormous acreage allow for a vast array of outdoor activity & adventure possibilities.

Over the decades, hundreds of scouts have earned many Merit Badges and experienced unique adventures attainable only at a true wilderness camp with corresponding adventure-fueling amenities.

Appearing like a mirage nestled in the hill country, Lost Valley Campground & Reservation greets its travelers after traversing a graded dirt road, which is passable by all cars, including minivans, as though it was their final destination. Lost Valley is truly a unique & a remarkably remote location. Secluded by the surrounding forests & mountains, within reasonable proximity to Temecula, Orange County and San Diego.

±1,350

ACRES GROSS
LAND SIZE

THREE

SEPARATE
CAMPGROUND
SITES

22

CABINS WITH
HEAT AND
POWER

FOUR

FULL HOOKUP
RV SITES



HORSE STABLES

INVESTMENT HIGHLIGHTS



CAMP PROGRAMS

Lost Valley Campground & Reservation has traditionally offered programs during spring, summer and fall, making it one of the busiest and finest camp facilities in California.



WILDERNESS EXPERIENCE

Each year, hundreds of scouts and campers enjoy Lost Valley Campground & Reservation's extensive facilities with unique adventures available only at a true wilderness camp with corresponding amenities.



CAMPGROUND STAFF

Lost Valley is staffed seasonally by over fifty young men and women who commit six weeks of their summer to serving youth with quality programs in a wide variety of outdoor activities and new skills.

WATER

Lost Valley Campground & Reservation has two (2) large storage tanks providing gravity fed water throughout, part of the extensive water distribution system. There are on-site wells for both irrigation & portable water.

Two (2) wells, a 75 gpm and a 25 gpm

1M gallon water storage, consists of two (2) 425K gallon tanks and one (1) 60Kk tank, balance in the piping

4" and 6" main lines

Head pressure from tanks feeds water system at approximately 40 psi for potable water & fire protection

Approximately 40 psi

±2 acre lake fed by well/solar pump

Water has been state tested and approved

Historic Agua Cliente Creek crosses the property diagonally along the valley meadow

ARCHERY RANGE



COPE COURSE



RECREATION

Lost Valley Campground & Reservation offers numerous activities that continues to bring scouts and campers alike back to its campgrounds

Active Observatory

All Terrain Vehicle Activities

Archery & Shotgun Range

Archaeological Digging

Arts and Crafts

Canoing on Lake Virginia

Hiking / Nature Walks

Horse Back Riding

Mountain Biking Through Trails

NRA & BSA Certified Rifle Range

Overnight Camping

Rock Climbing (65' Natural Wall)

Rope Course, Challenge Course, Zip Lining

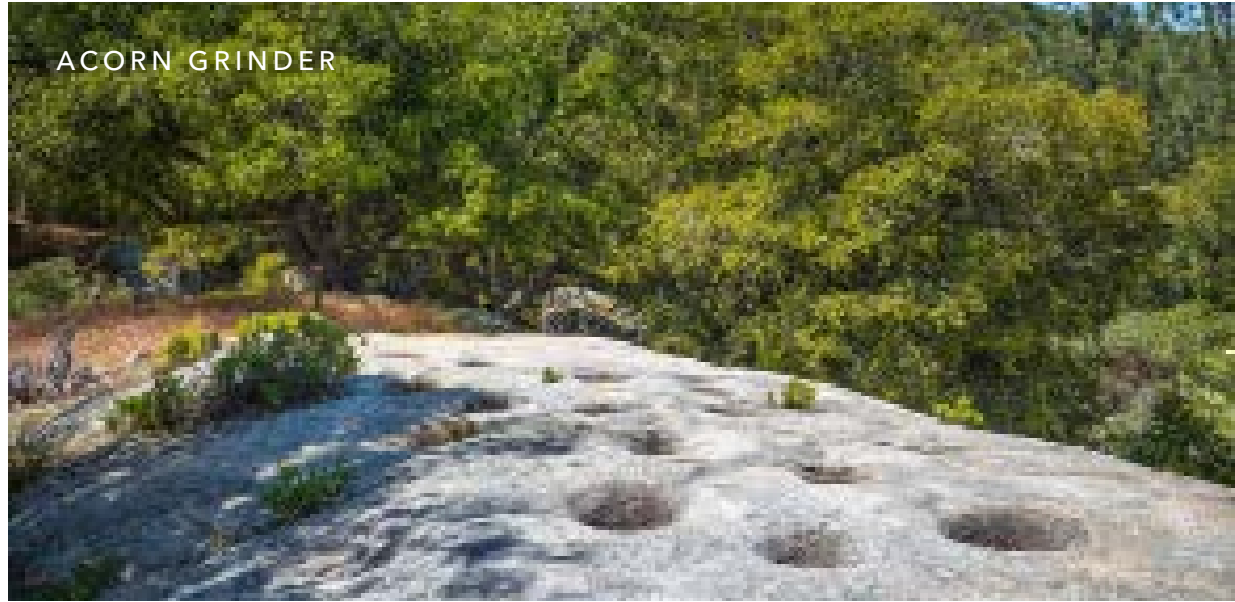
Swimming in the Pool or Lake

PROPERTY OVERVIEW

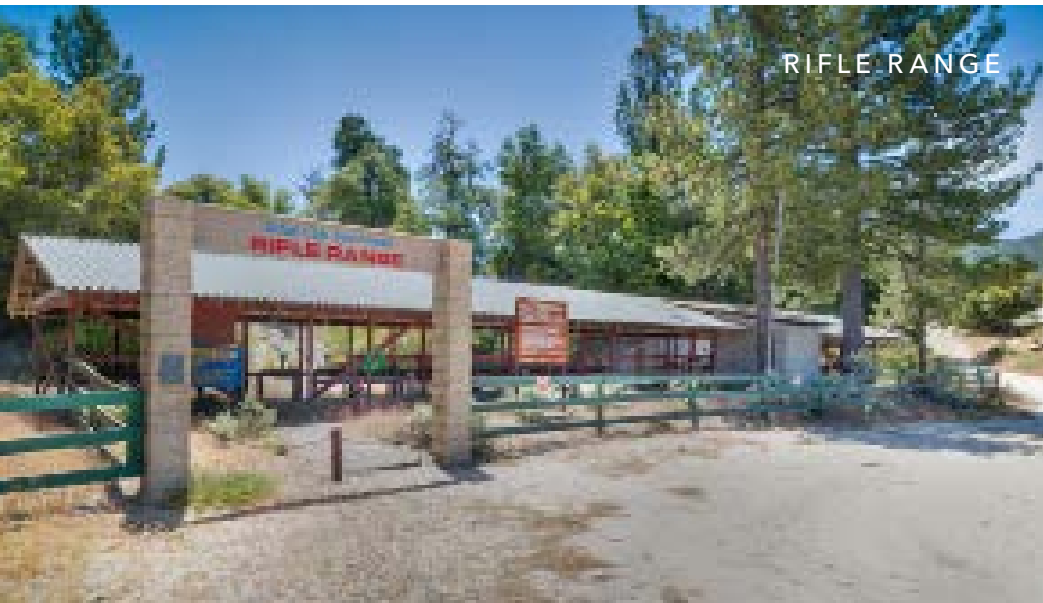
LAKE VIRGINIA



ACORN GRINDER



RIFLE RANGE



CATHEDRAL ROCK



IMPROVEMENTS

Lost Valley Campground & Reservation went through some recent improvements on some of their amenities.



Fully Equipped Dining Halls



Ancillary Facility Buildings



Commercial Kitchens



Full-Size Swimming Pools



Updated Lodges



Training Facilities

BECKMAN HALL

PROPERTY OVERVIEW

CAMP IRVINE

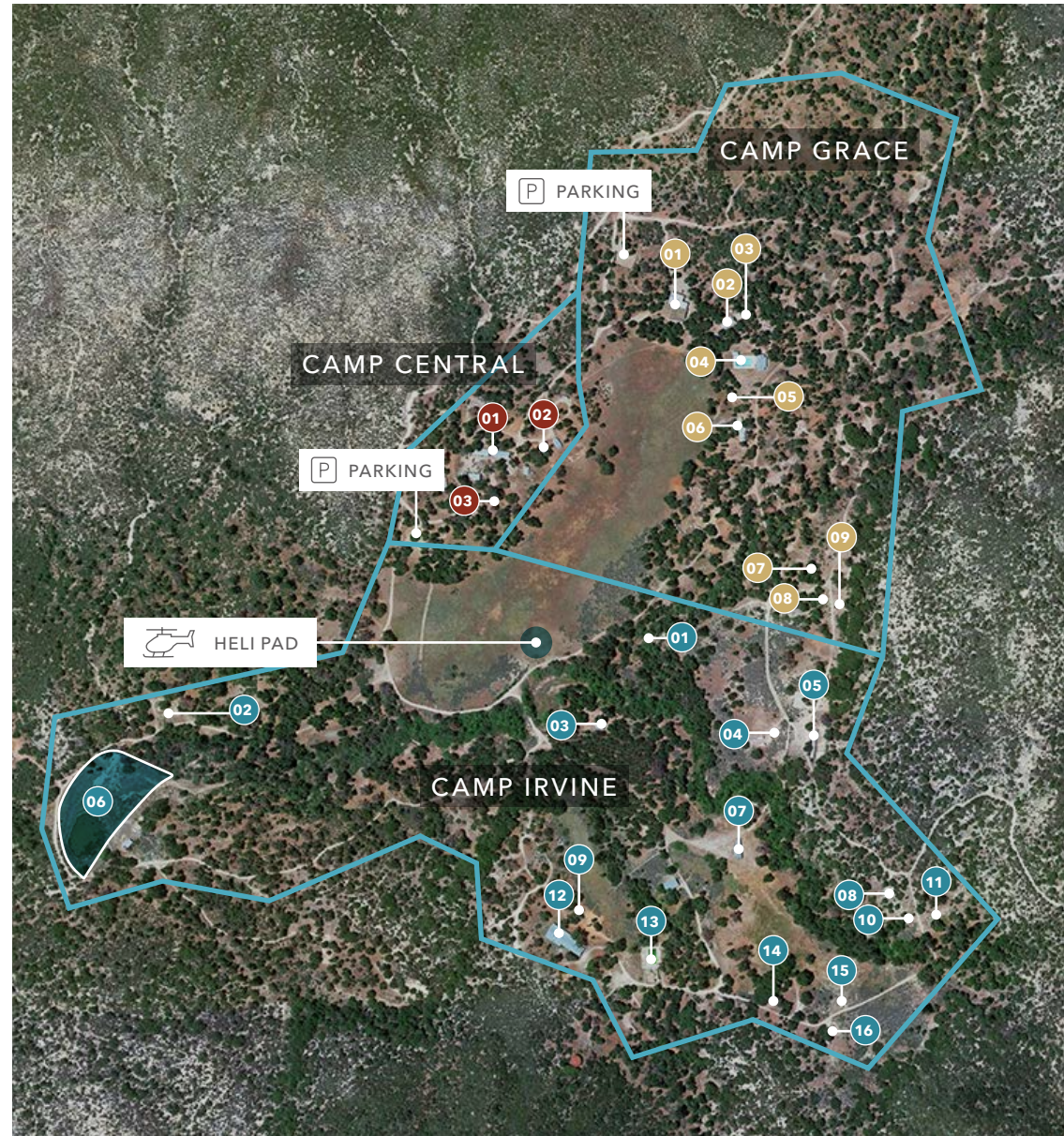
- 01 Conger Chapel
- 02 ATV Course
- 03 Wiatava Nature Center
- 04 Archery Range
- 05 Rifle Range
- 06 Lake Virginia
- 07 Stables
- 08 High COPE
- 09 Assembly Area
- 10 Zip-Line
- 11 Low COPE
- 12 Casey Lodge
- 13 Swimming Pool
- 14 Bergman Cabin
- 15 Bemies Observatory
- 16 Weatherby Shotgun Range

CAMP CENTRAL

- 01 Business Office
- 02 Health Lodge
- 03 LaBare Park

CAMP GRACE

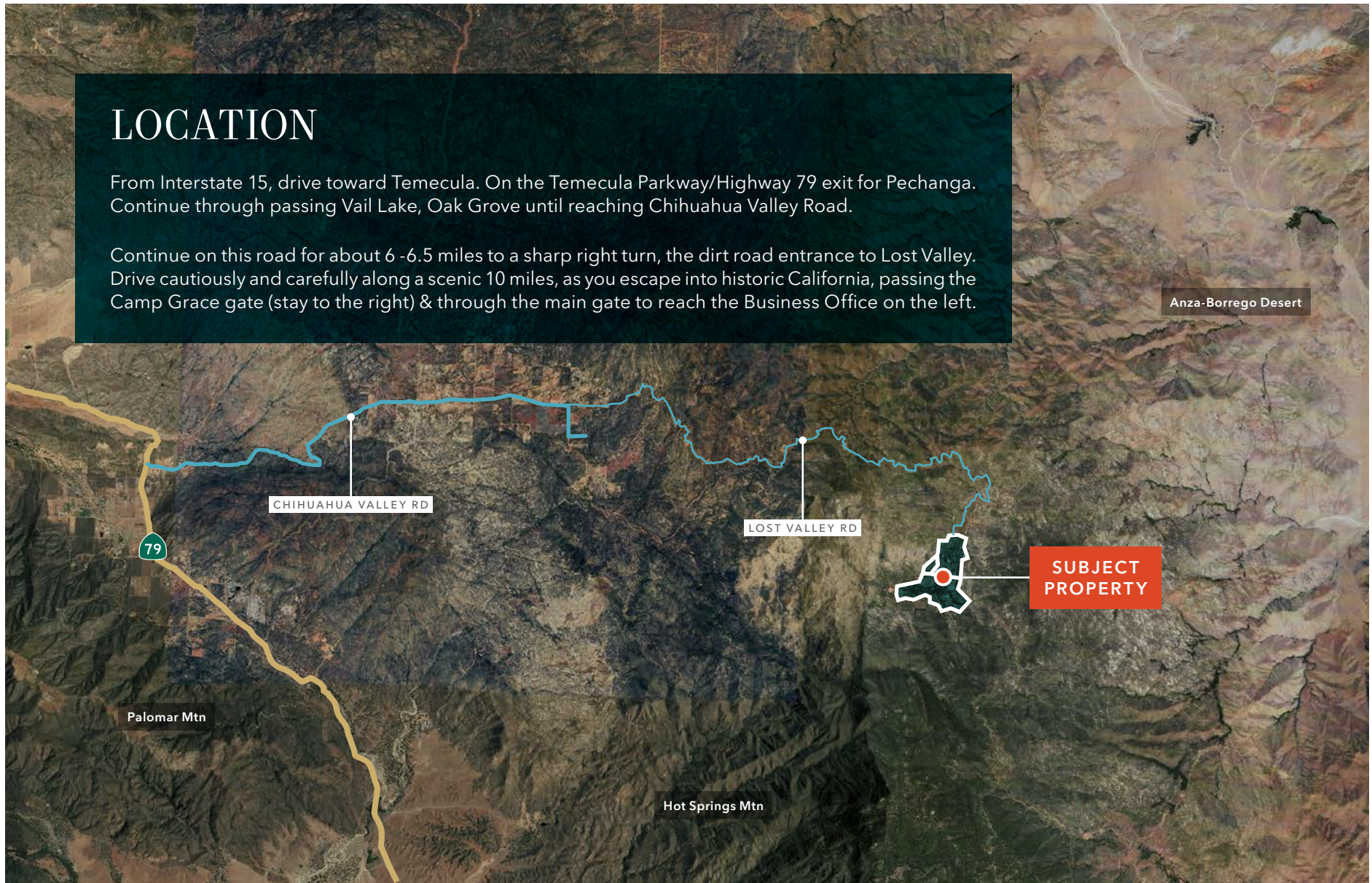
- 01 Beckman Hall
- 02 STEM Center
- 03 Bike Lair
- 04 Swimming Pool
- 05 Assembly Area
- 06 Grace Trading Post
- 07 Outdoor Scouts Skills
- 08 Indian Village
- 09 Beshears Amphitheater



LOCATION

From Interstate 15, drive toward Temecula. On the Temecula Parkway/Highway 79 exit for Pechanga. Continue through passing Vail Lake, Oak Grove until reaching Chihuahua Valley Road.

Continue on this road for about 6 -6.5 miles to a sharp right turn, the dirt road entrance to Lost Valley. Drive cautiously and carefully along a scenic 10 miles, as you escape into historic California, passing the Camp Grace gate (stay to the right) & through the main gate to reach the Business Office on the left.





SAN CLEMENTE ISLAND

CATALINA ISLAND

LOS ANGELES

Angeles National Forest

JOHN WAYNE AIRPORT

IRVINE

SAN CLEMENTE

RIVERSIDE

PALOMAR AIRPORT

CARLSBAD

OCEANSIDE

40 MILES

TEMECULA

HEMET

SAN DIEGO INTL AIRPORT

DEL MAR

ESCONDIDO

Palomar Mountain

20 MILES

SAN DIEGO

POWAY

EL CAJON

JULIAN

WARNER SPRINGS

SUBJECT PROPERTY

Cuyamaca Rancho State Park

PINE VALEY

Cleveland National Forest

BORRERO SPRINGS

Anza-Borrego Desert State Park

A blue-tinted photograph of a serene landscape. In the foreground, a calm lake reflects the sky. A wooden dock extends into the water on the right. In the middle ground, a campsite is visible with a large covered picnic shelter, a small wooden building, and several tents. The background is filled with dense evergreen trees under a clear sky.

LOCATION OVERVIEW

A *HIDDEN GEM* IN CALIFORNIA'S COUNTRYSIDE

Warner Springs is unique blend of tranquility, natural beauty, and a close-knit community.

Greater Warner Springs is a rural back-country area, and set of springs, of San Diego County, in the North Mountain Sub-Region, that lies in a valley at the foot of the east side of Palomar Mountain. Juan Jose Warner received the 26,689-acre Rancho San Jose Del Valle Mexican land grant in 1844, and renamed the area Warner Springs. Warner established a trading post that served travelers between New Mexico and Los Angeles, thus instilling Warner Springs in California's history and future.

Warner Springs is the wild turkey capitol of this part of the world for hunters, and an important part of the Pacific Crest and California Hiking trails. It is associated with two National Historic Landmarks, the Oak Grove Butterfield Stage Station and Warner's Ranch, both connected to the Butterfield Overland Mail stagecoach line. Warner Springs is also popular for gliding due to the topography of the area, most commonly the Peninsular Ranges.

179

SQUARE MILES

1844

YEAR FOUNDED

3,130'

ELEVATION

LOCATION OVERVIEW

An aerial photograph of a serene landscape. In the foreground, a dark blue lake is nestled within a lush green forest. A light-colored, winding path or road curves around the left side of the lake. The forest extends into the background, where rolling hills and mountains are visible under a clear blue sky with some light clouds. The overall scene is peaceful and scenic, highlighting the natural beauty of the area.

Lost Valley is a day-hiker's dream come true with acres of California's mountains, forests and meadows to explore.

LOCATION OVERVIEW



JULIAN, CA

Julian is a historic gold mining town located approximately one hour east of San Diego and roughly one hour and thirty minutes south of Lost Valley Campground.

Famous for its apples and superb apple pie, Julian has become the

center for visitors who wish to stay in the mountains, but take day trips to the nearby casinos, the Anza-Borrego Desert State Park and the coast.

Julian is known as "the B&B capital of Southern California" with its romantic atmosphere. Julian is also quickly becoming a great destination for families, hikers, weddings and corporate retreats.

Specialty shops line the historic streets of Julian, with unique attractions ranging from wineries, to gold mines, to a wolf preserve.

Data Source: visitjulian.com

ANZA-BORREGO DESERT STATE PARK

Located just two hours east of San Diego's beaches and one hour thirty minutes of Lost Valley Campground, Anza-Borrego Desert SP is California's largest state park. It protects 600,000 acres of desert terrain, including dramatic badlands, cool palm oases, twisting slot canyons, and cactus-studded slopes.

On your way into the park just outside the town of Borrego Springs, you can't miss artist



Ricardo Breceda's 130 enormous metal sculptures. They depict prehistoric animals that once roamed this land, such as a saber-tooth cat, as well as an assortment of mythical creatures, including a 350-foot-long serpent.

Data Source: visitcalifornia.com



CAMPGROUND HISTORY

SCHOEPE SCOUT RESERVATION



Countless camping excursions are just a few of the once-in-a-life adventures waiting for you at Schoepe Scout Reservation at Lost Valley, in Warner Springs.

Founded by the Orange County Council in 1964, Schoepe Scout Reservation has been teaching young scouts wilderness survival. Through the years, improvements and constant additions were made to improve the experience for all young and old, scouts and visitors. This camp has been built and rebuilt countless times due to changing times and ever-changing recreation. Each year, scouts & scouters return to embrace the outdoors & enjoy all it has to offer and teach.



1959

COUNCIL PURCHASES
LOST VALLEY

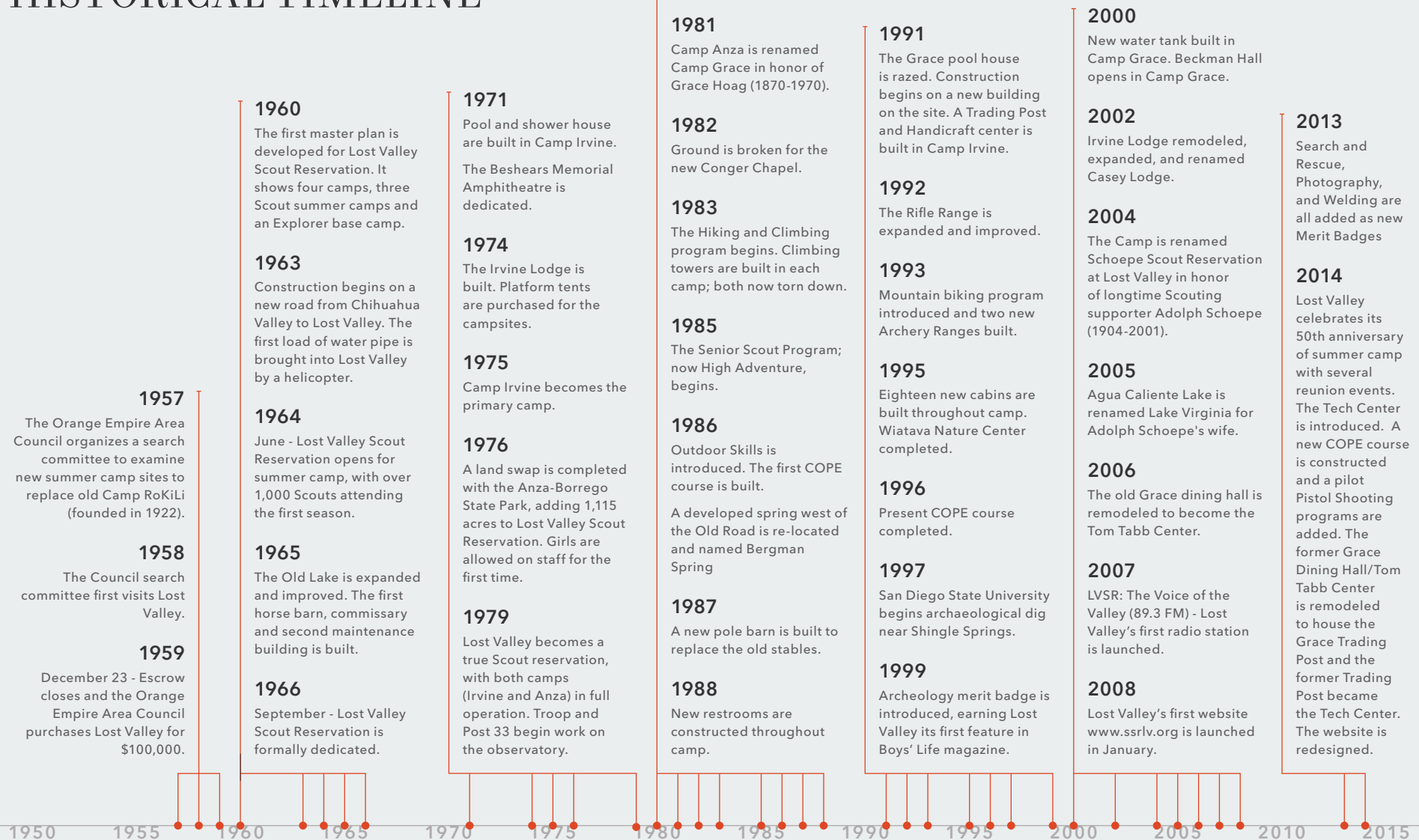
1964

CAMP AZNA OPENS
(FIRST CAMP)

1976

1,115 ACRE
EXPANSION

LOST VALLEY HISTORICAL TIMELINE



TERMS

The property is being offered at \$13,008,500 (contact brokers for details and guidance). Offers should include at minimum:

Price

90-Day Contingency period

45-Day Escrow period

Cash at close or terms

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