

20 ACRES OF AGRICULTURE LAND- POTENTIAL FOR POULTRY FARM, INDUSTRIAL HEMP FARM, SOLAR, AND MORE

57150 Johnson Road | Anza, CA 92539

- Property includes a single-family residence, workshop, three poultry barns, and an existing commercial well
- Zoned Light Agriculture with Poultry (A-P)
- Excellent location in Anza Valley near Highway 371

ASKING PRICE: \$650,000



JOHNSON RD



COMMERCIAL REAL ESTATE SERVICES

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CalDRE Lic #02062959



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Thomas Mountain



JOHNSON RD





ANZA
TRANSFER
STATION

KIRBY RD

WELLMAN RD

JOHNSON RD



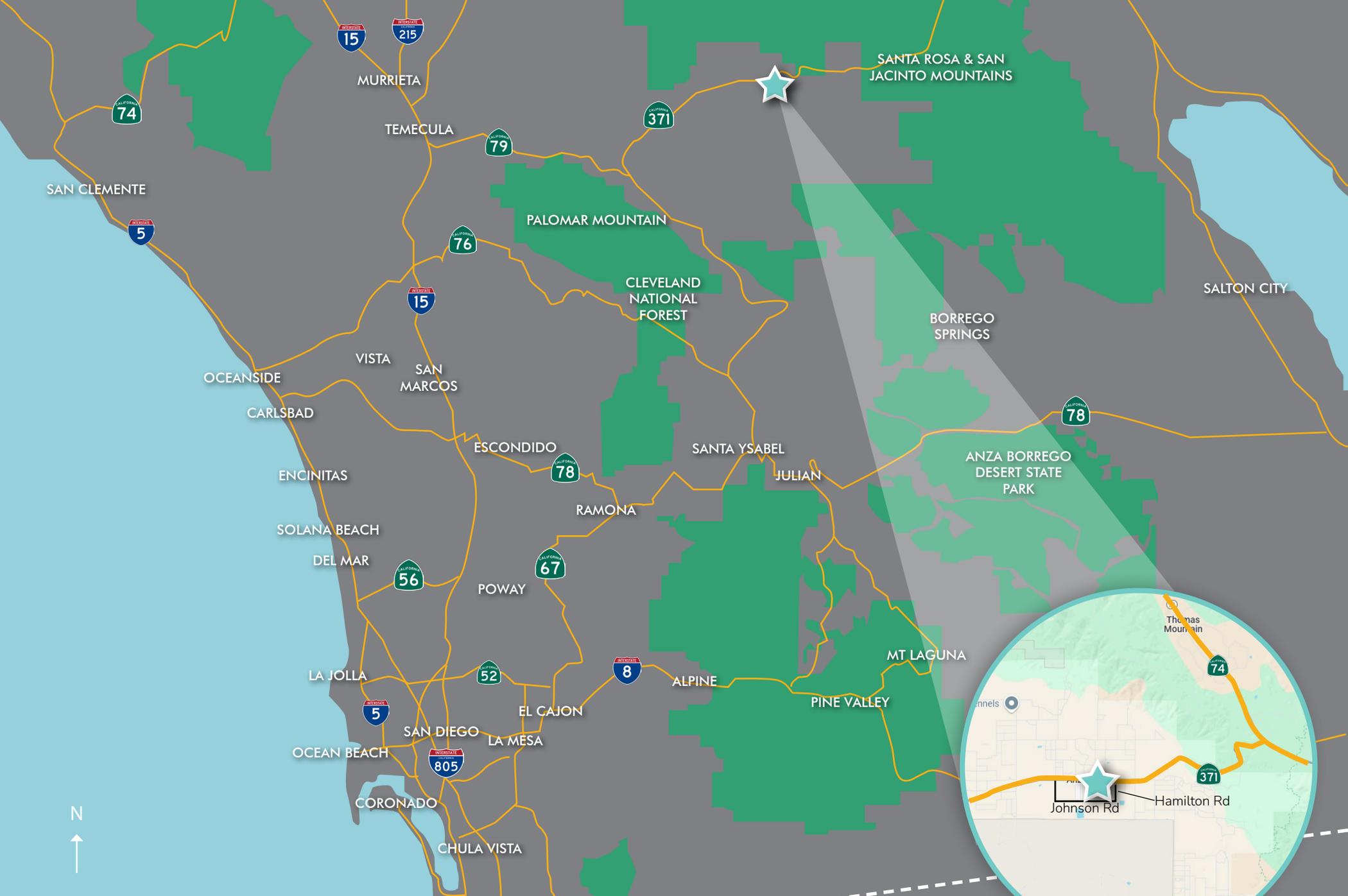
CAHUILLA
RESERVATION



JOHNSON RD







location:

The subject property is located at 57150 Johnson Road in Anza, CA. It is just south of Highway 371, approximately 5.7 miles west of Highway 74, and approximately 16 miles east of Highway 79.

property profile:

The subject property is approximately 20 acres of agricultural land with a small residence, workshop, three poultry barns, and an existing commercial well. The property is zoned for light agriculture with poultry which permits several types of farms including farms for hatching, raising, butchering, or marketing chickens, turkeys, rabbits, fish, and other small animals. Other uses with a Conditional Use Permit include solar power plant, outside storage in conjunction with a farm use, Industrial Hemp Activities, and more.

jurisdiction:

Riverside County

apn:

575-120-010

acres:

20 Acres

zoning:

[Light Agriculture with Poultry \(A-P-5\)](#)

general plan:

Agriculture (AG)

school district:

Hemet Unified

asking price:

\$650,000



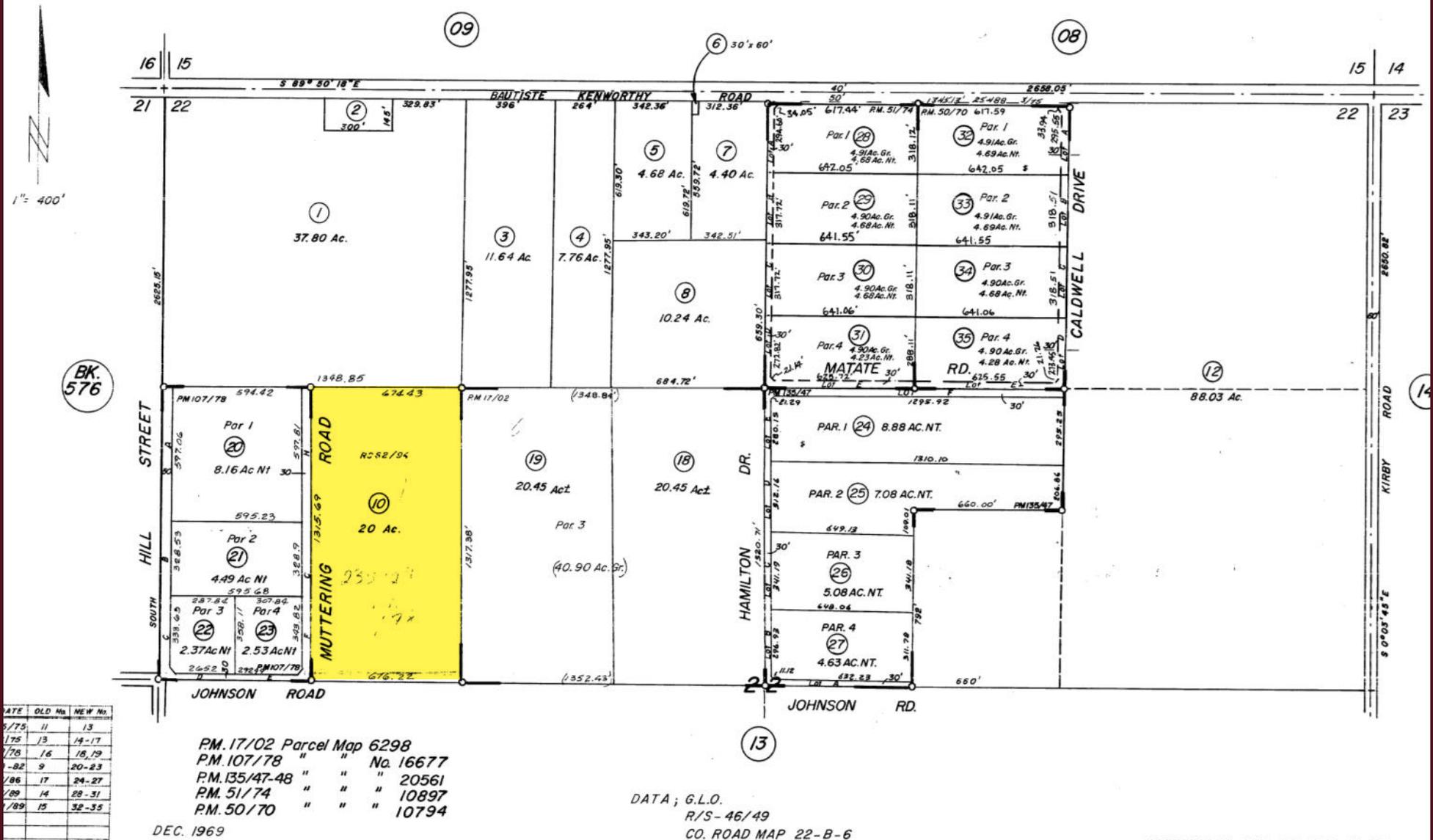
tax map

23-45
575-12

T. R. A. 071-064

NI/2 OF SEC. 22, T.7S, R.3E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



BK.
576

DATE	OLD No.	NEW No.
5/75	11	13
1/75	13	14-17
7/78	16	18, 19
1-82	9	20-23
7/86	17	24-27
7/89	14	28-31
7/89	15	32-35

PM. 17/02 Parcel Map 6298
 PM. 107/78 " " No. 16677
 PM. 135/47-48 " " " 20561
 PM. 51/74 " " " 10897
 PM. 50/70 " " " 10794

DATA; G.L.O.
 R/S - 46/49
 CO. ROAD MAP 22-B-6

DEC. 1969

2024 demographics

3 mile



population
2,220



estimated households
913



average household income
\$88,781



median household income
\$65,003



total employees
227

5 miles



population
4,866



estimated households
1,957



average household income
\$97,183



median household income
\$66,781



total employees
513

7 miles



population
6,021



estimated households
2,416



average household income
\$99,866



median household income
\$67,247



total employees
656

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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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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