



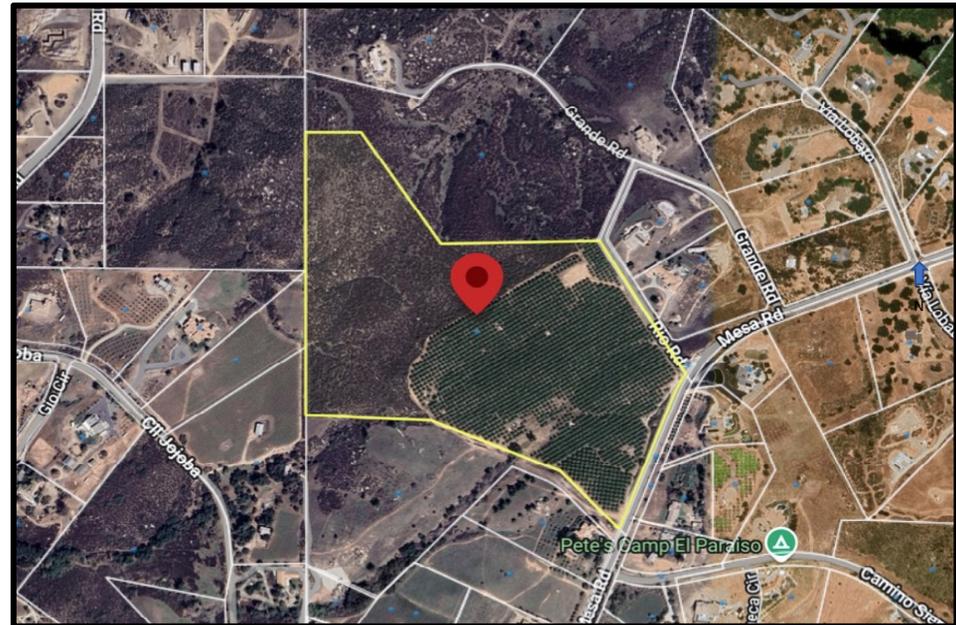
**O'GORMAN**  
PACIFIC REALTY, INC.

## For Sale

**43.95+/- Acre Orchard in Temecula's wine country**  
**38381 Mesa Road, Temecula, CA 92592**

### Highlights

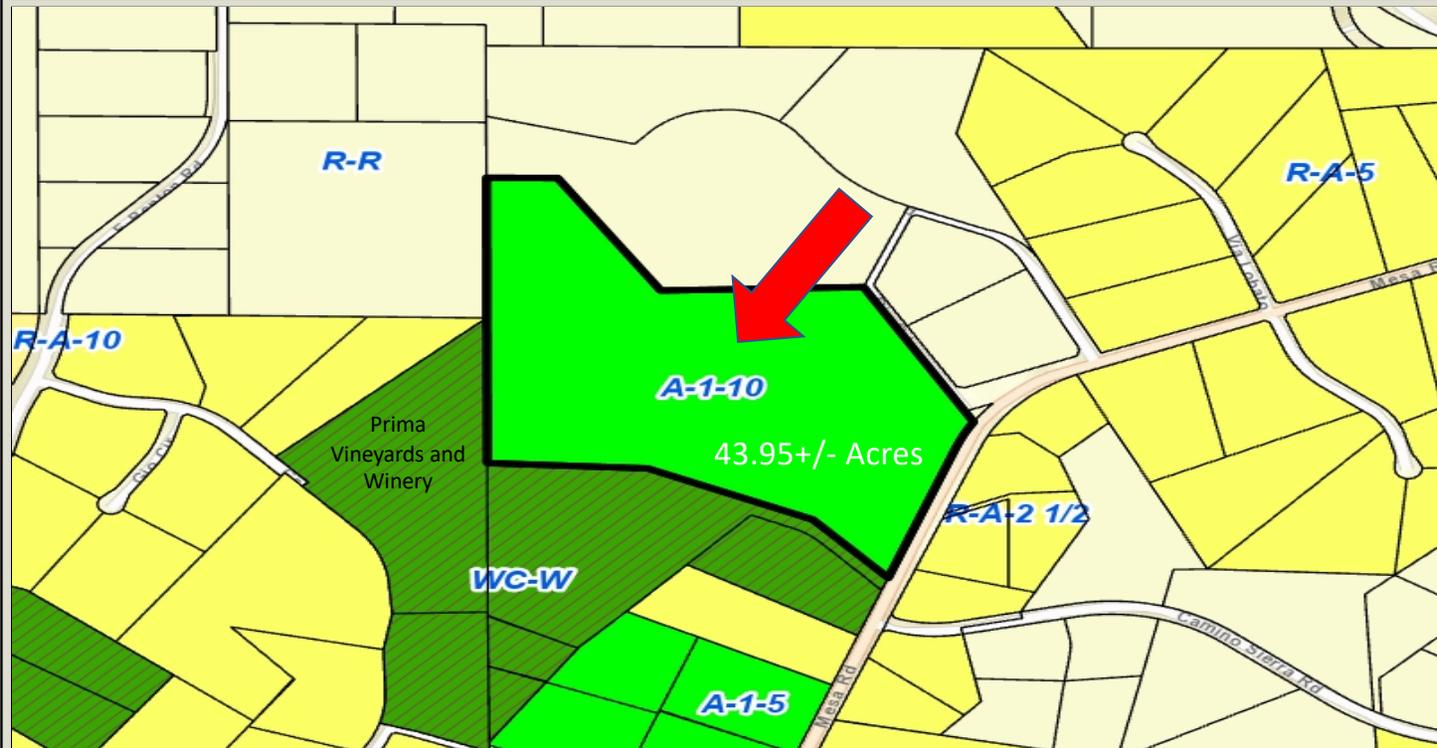
- ✓ Currently zoned A-1 Light Agriculture in Riverside County
- ✓ Within the Temecula Valley Wine Country Policy Area – WC-W Winery District
- ✓ Approximately 2,200 producing grapefruit trees with potential incentives to convert to wine grapes
- ✓ Contiguous to a 40 plus acre operating wine grape orchard
- ✓ Buyer to confirm zoning and land use potential with the County



**For More Information, Please Contact:**  
**Shawn O'Gorman**  
T:951-683-8600 F:951-683-1109  
Email:sogorman@ogormanpacificrealty.com  
DRE # 00863348

This information was obtained from 3<sup>rd</sup> parties and not independently verified by us. Buyers/tenants should have experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as experts in legal, environmental, building construction, soils drainage or other such matters.

# Map My County Map



## Legend

- County Boundary
- City Boundaries
- Parcels, Public
- City Boundaries
- Zoning**
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D



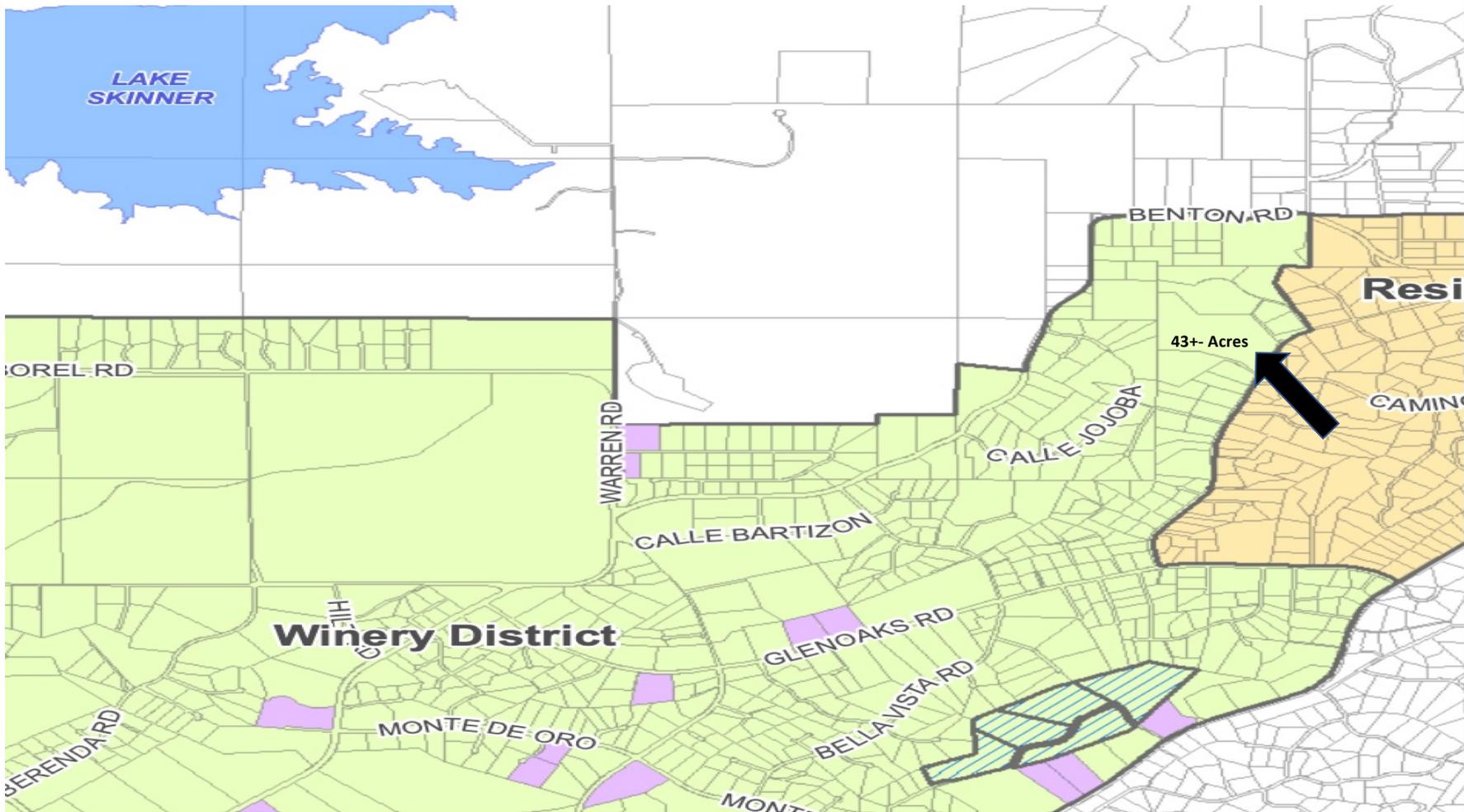
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0 752 1,505 Feet

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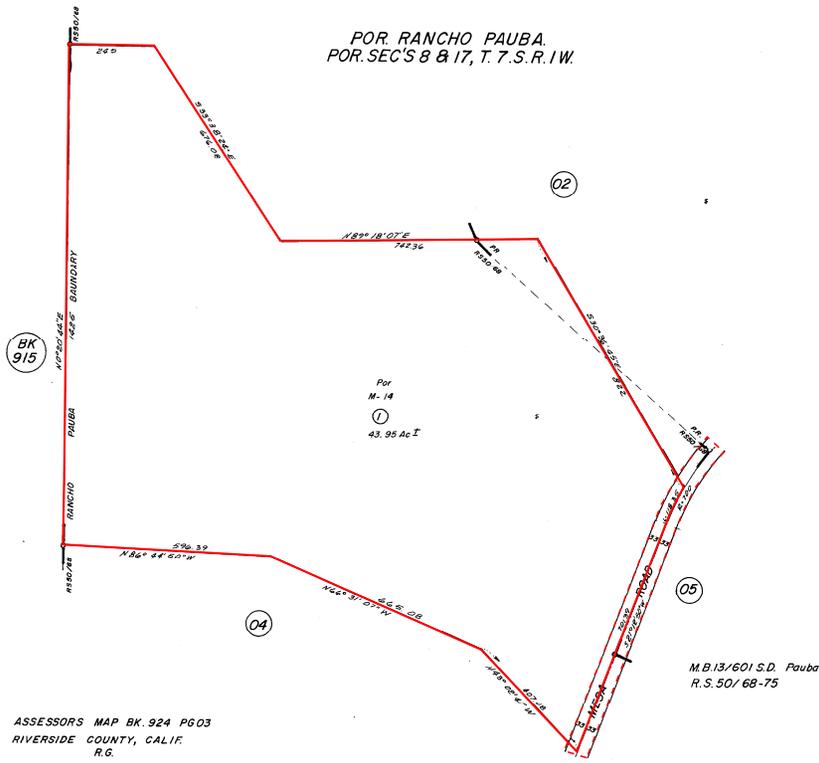
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## Notes





POR. RANCHO PAUBA.  
POR. SEC'S 8 & 17, T. 7. S. R. 1 W.



First American  
Title Insurance Company

File No.: 1267015  
Location: Riverside County, CA

Legend

- Parcel 1
- Parcel 2



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NOT TO SCALE