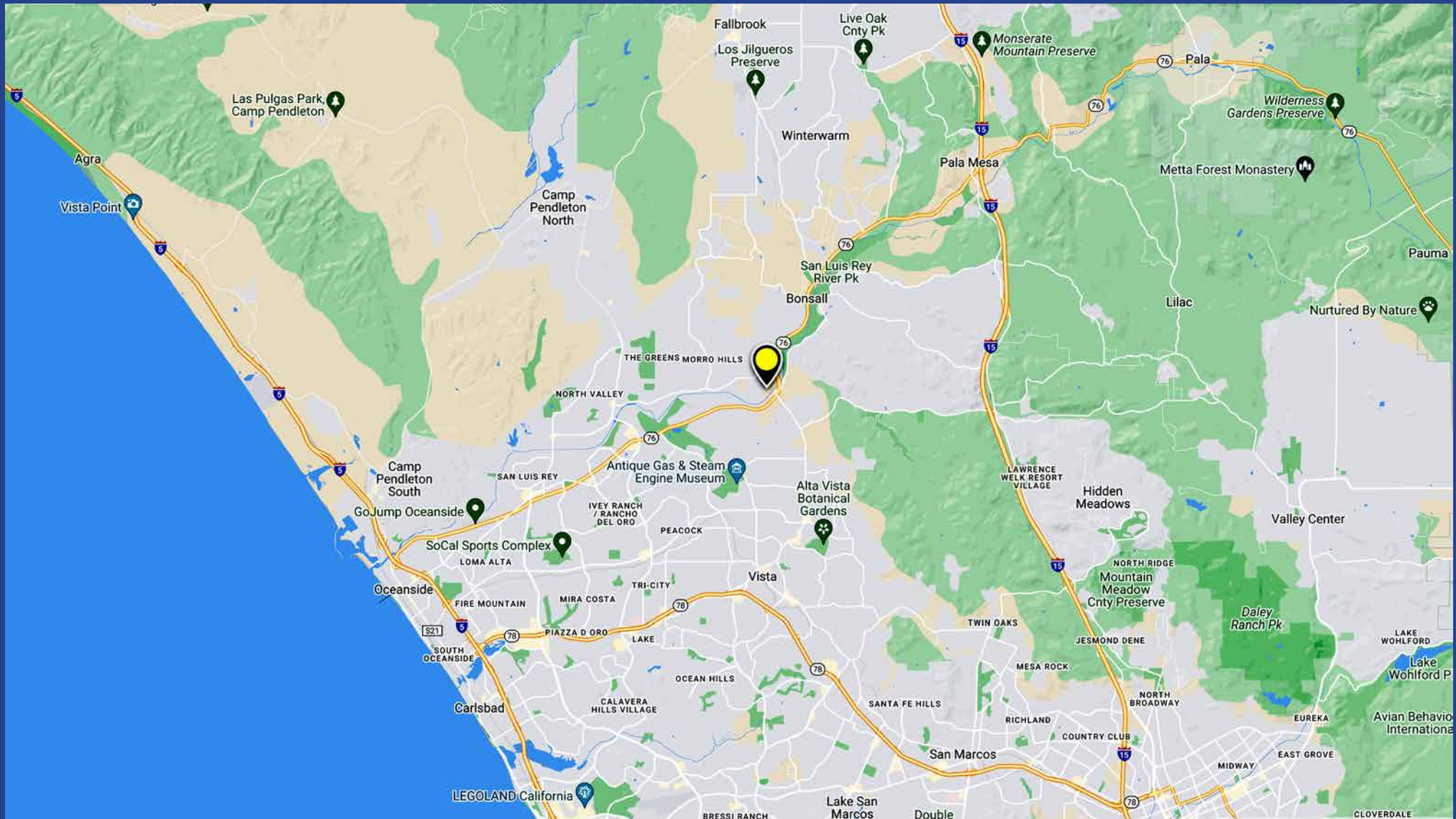


SAN DIEGO COUNTY RURAL LAND FOR SALE



36.3 Acres | 1,581,227 SF of Land

San Luis Rey, Oceanside Mitigation Land

LOCATED IN BONSTALL, SAN DIEGO COUNTY, CA 92003

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

SAN LUIS REY, OCEANSIDE MITIGATION LAND

Property Details

- Vacant rural land
- APN 126-260-18 and 170-020-01
- The subject is composed of two contiguous lots of vacant land with a total site area of 36.3 acres or 1,581,227 square feet.
- Approximately 93% of the total site area has sensitive vegetation and potential for critical habitat for endangered species, which renders the site undevelopable.
- The site is zoned both general agricultural and limited agricultural.
- The highest and best use for the site is conservation or mitigation use.

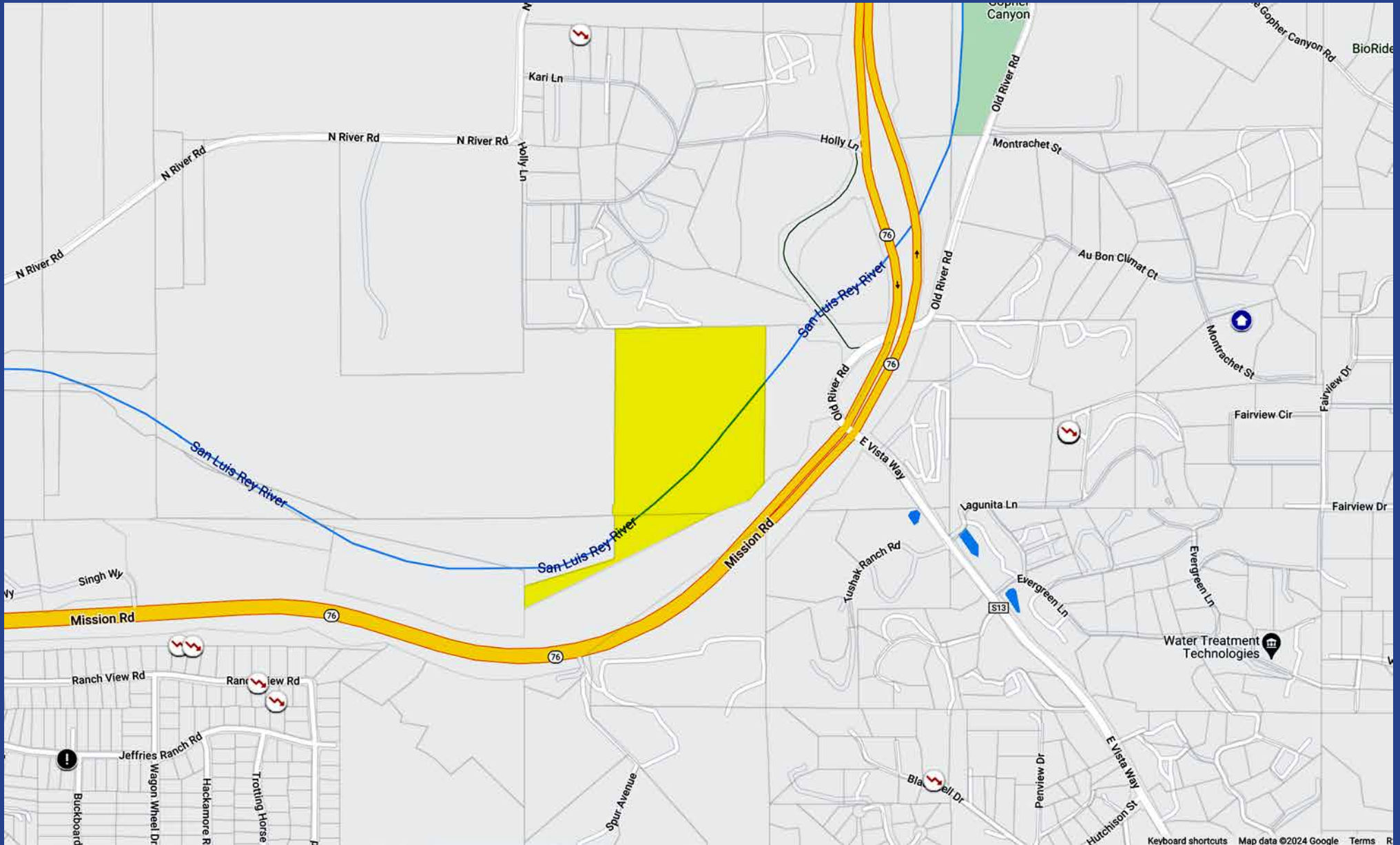
BONSALL, SAN DIEGO COUNTY, CA 92003

Property Location

- Located just north of Mission Road (CA-76) and just west of Old River Road/East Vista Way (S13)
- The San Luis Rey River runs through the property
- Approximately 8 miles east of the I-5 Freeway and the City of Oceanside
- Approximately 6 miles west of Pala Mesa and the 15 Freeway
- Camp Pendelton is approximately 5 miles to the northwest
- Fallbrook is approximately 8 miles to the north
- Vista is approximately 4 miles to the south

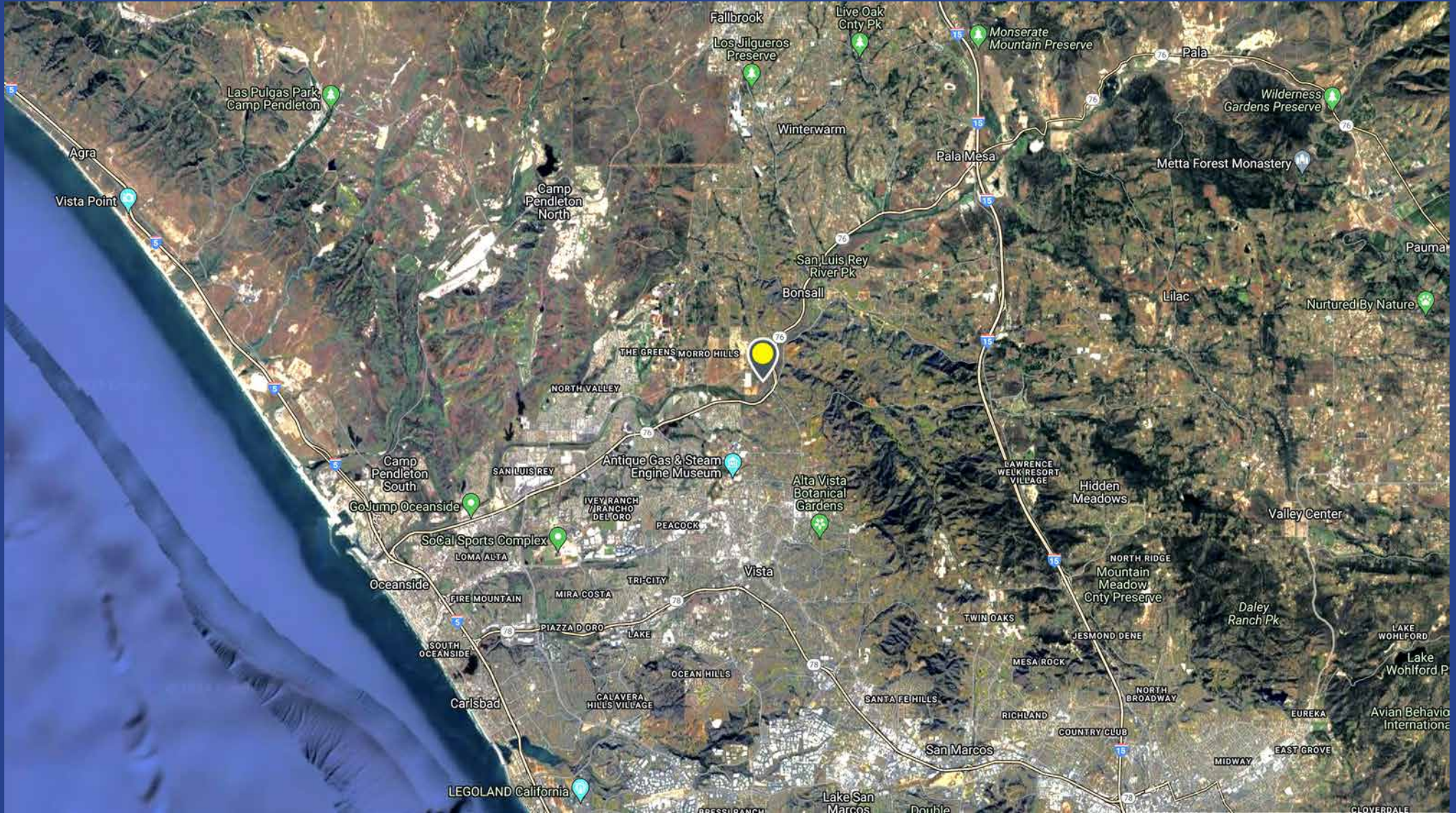
Asking Price: \$850,000 (\$0.54 Per SF Land)

Area Map



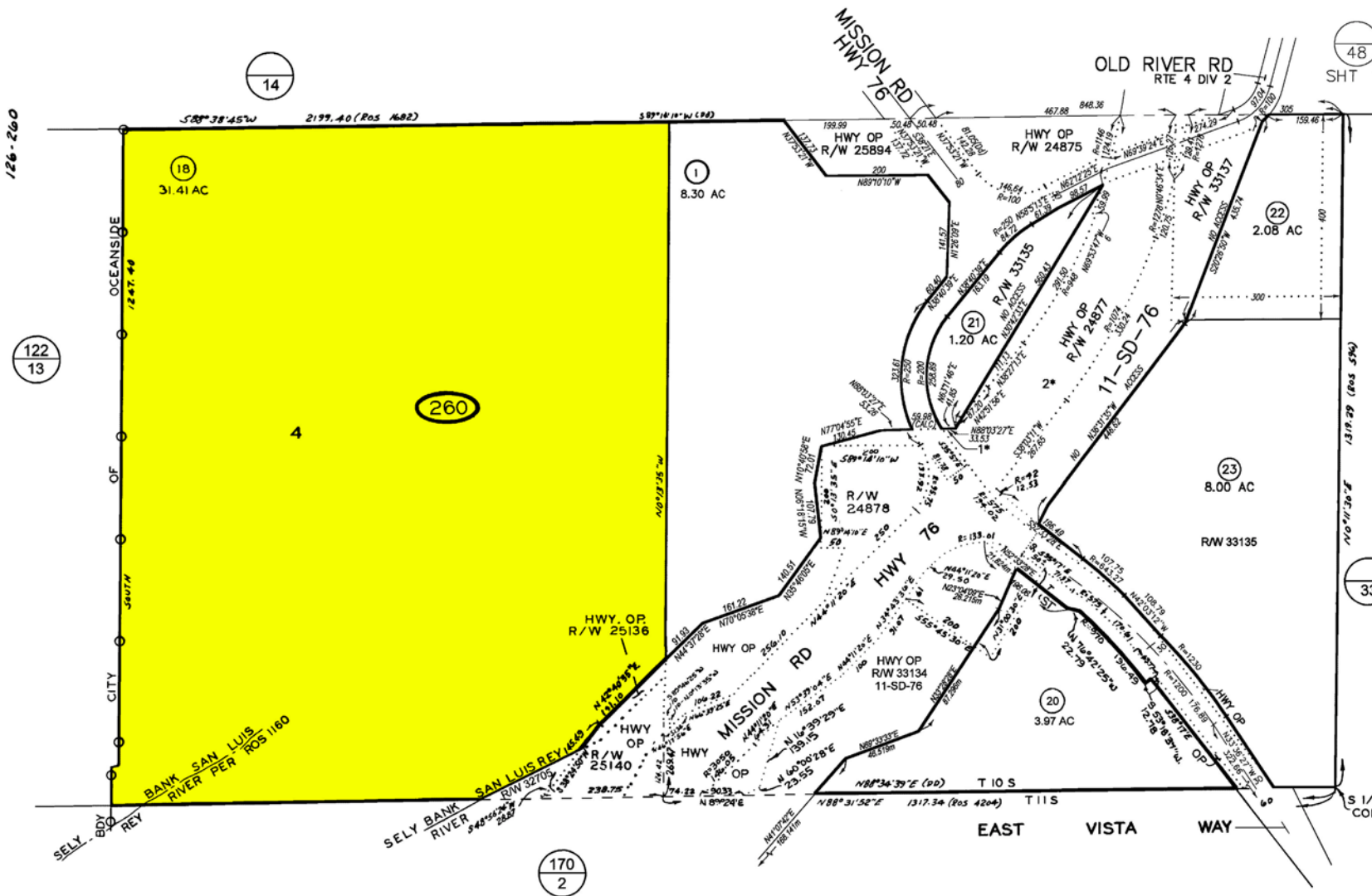
Keyboard shortcuts Map data ©2024 Google Terms R

Property Aerial



Plat Map | Parcel 126-260-18-00

126-26



11/23/2019 JGD

CHANGES

BLK	OLD	NEW	YR	CUT
12	13	14	82	1267
13	14	15	83	6178
14	15	16	88	2509
3	HWY OP	89	1526	CANC
6	HWY OP	89	1527	CANC
5	HWY OP	89	2347	CANC
10	HWY OP	89	2097	CANC
9	HWY OP	90	1427	CANC
2	HWY OP	90	1957	CANC
17	SAME & HWY OP	00	4611	CANC
19	HWY OP	04	2051	CANC
1	SAME & HWY OP	08	5588	CANC
18 & 17	KILL HWY OP	10	1179	CANC
15	HWY OP	11	1158	CANC
11	HWY OP	14	1302	CANC
PICKUP	21	20	1085	
PICKUP	22	20	1188	
PICKUP	23	20	1288	

1* NO ACCESS
2* 760-189-03

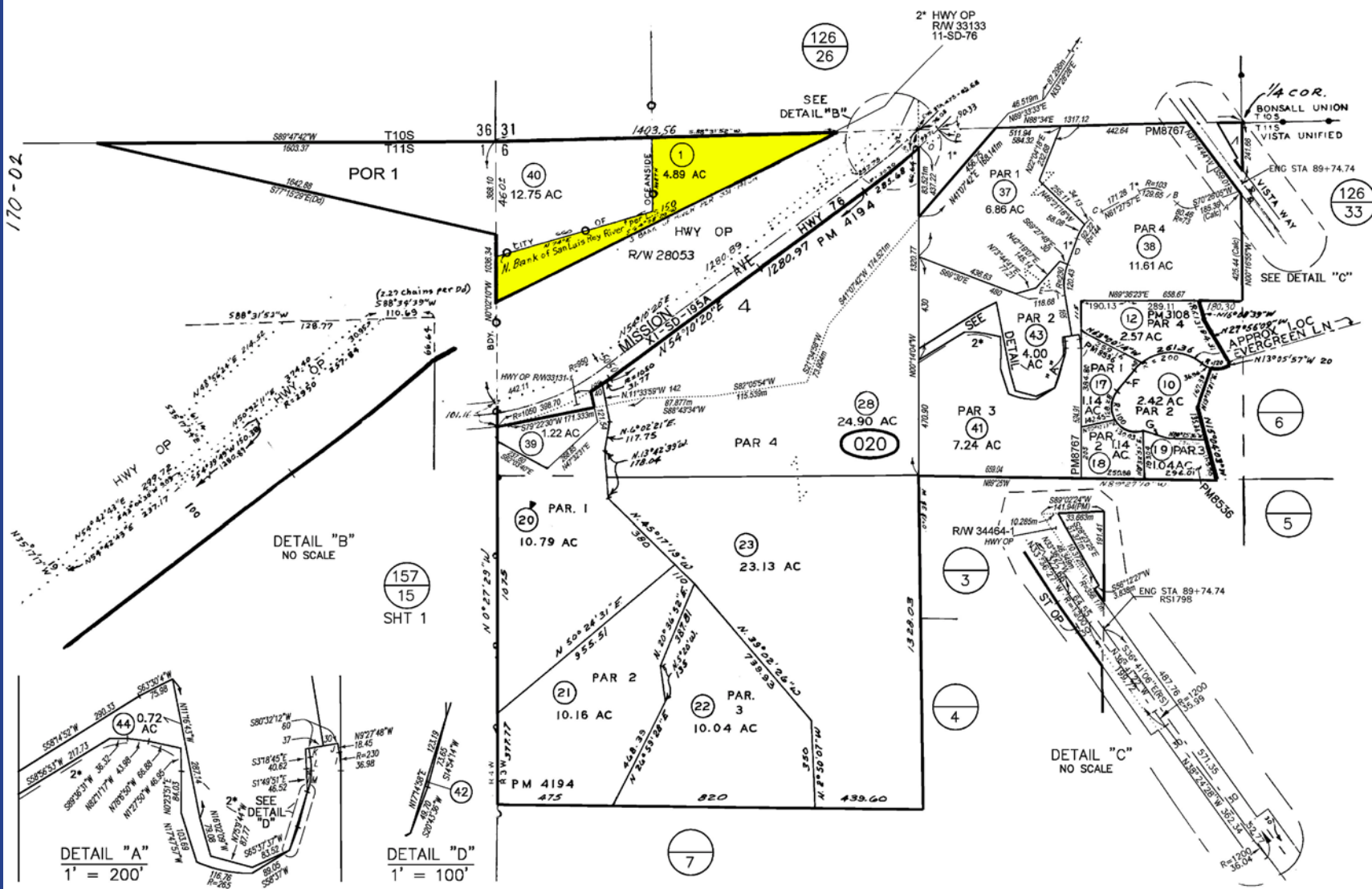
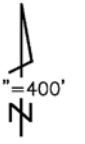
2-4-83
SKEENMAN
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 126 PAGE 26

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

SEC 31 - T10S - R3W - LOT 4 & SEQ OF SWQ
LS 150, 163, 165 & ROS 596, 13779, 20493, 21759, 21760

Plat Map | Parcel 170-020-01-00

170-02



A N37°14'44"W 14.86
 B N46°24'53"W 47.07
 C N57°13'37"E 54.08
 D N20°32'12"E 118.37
 E N80°32'12"E 30
 F N40°34'03"E 110
 G N74°12'54"W 102.31
 H S44°44'55"W 27.04
 I R=230 36.98
 J N9°27'48"W 18.45
 K S9°27'48"E 18.45
 L R=170 27.33
 M R=110 43.85
 O S82°22'07"W 106.17
 P S73°16'04"W 73.28

02/11/2017 JGD

CHANGES				
BLK	OLD	NEW	YR	CUT
020	1	9	69	9.07
	6	75	75	317
	4,5,7	13-16	80	1226
	11	17-19	80	1227
	3,1,8	20-24	81	3431
	Pick-up	25	84	3436
	13,4	26	88	2521
	2	31	87	1198
	24	37	89	2470
	14,15	29,30	93	2229
	27	HWY OP	94	1697
	16&26	SAME & ST OP	98	4632
	29	31&32	08	1034
	30&32	33	09	1100
	16,26&31	34-36	10	1027
	35	37	10	1818
	34	38 & HWY OP	11	1603
	25	39 & HWY OP	13	1116
	9, & 157	-150-11	40	14
	33&36	41-44	17	1330

1* APPROX LOC TUSHAK RANCH RD
 2* SEE PM8767 FOR BRGS & DIST

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

SEC 6 - T11S-R3W - POR NW 1/4 - LS 150
 ROS 1160, 1660, 4204, 13779, 19210, 19889, 20493, 21759, 21760

FRW 11-25-69

SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 170 PAGE 02

Comparable Agricultural Land Property Values | Average = \$0.50 Per SF Land



1

24954 Old Julian Hwy, Ramona, CA 92065

San Diego County

Land Acres: 40.14

Land SF: 1,748,498

APN: 286-192-09

Sale Date: 1/30/2024

Sale Price: \$725,000

Per SF: \$0.42



3

0 De Luz Rd, Fallbrook, CA 92028

San Diego County

Land Acres: 27.84

Land SF: 1,212,640

APN: 102-731-20,23

Sale Date: 4/12/2023

Sale Price: \$105,550

Per SF: \$0.09



2

Hwy 67 & Highland Valley Court, Ramona, CA 92065

San Diego County

Land Acres: 35.84

Land SF: 1,561,190

APN: 283-051-06,07,33

Sale Date: 1/11/2024

Sale Price: \$1,000,000

Per SF: \$0.64



4

11253 Lilac Vista Dr, Valley Center, CA 92082

San Diego County

Land Acres: 29.84

Land SF: 1,299,830

APN: 129-030-80

Sale Date: 12/9/2022

Sale Price: \$1,100,000

Per SF: \$0.85

San Luis Rey, Oceanside
Mitigation Land For Sale

Bonsall, San Diego County, CA 92003

36.3 Acres

1,581,227 SF of Land

Exclusively offered by



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Bradley A Luster

President

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MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

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