

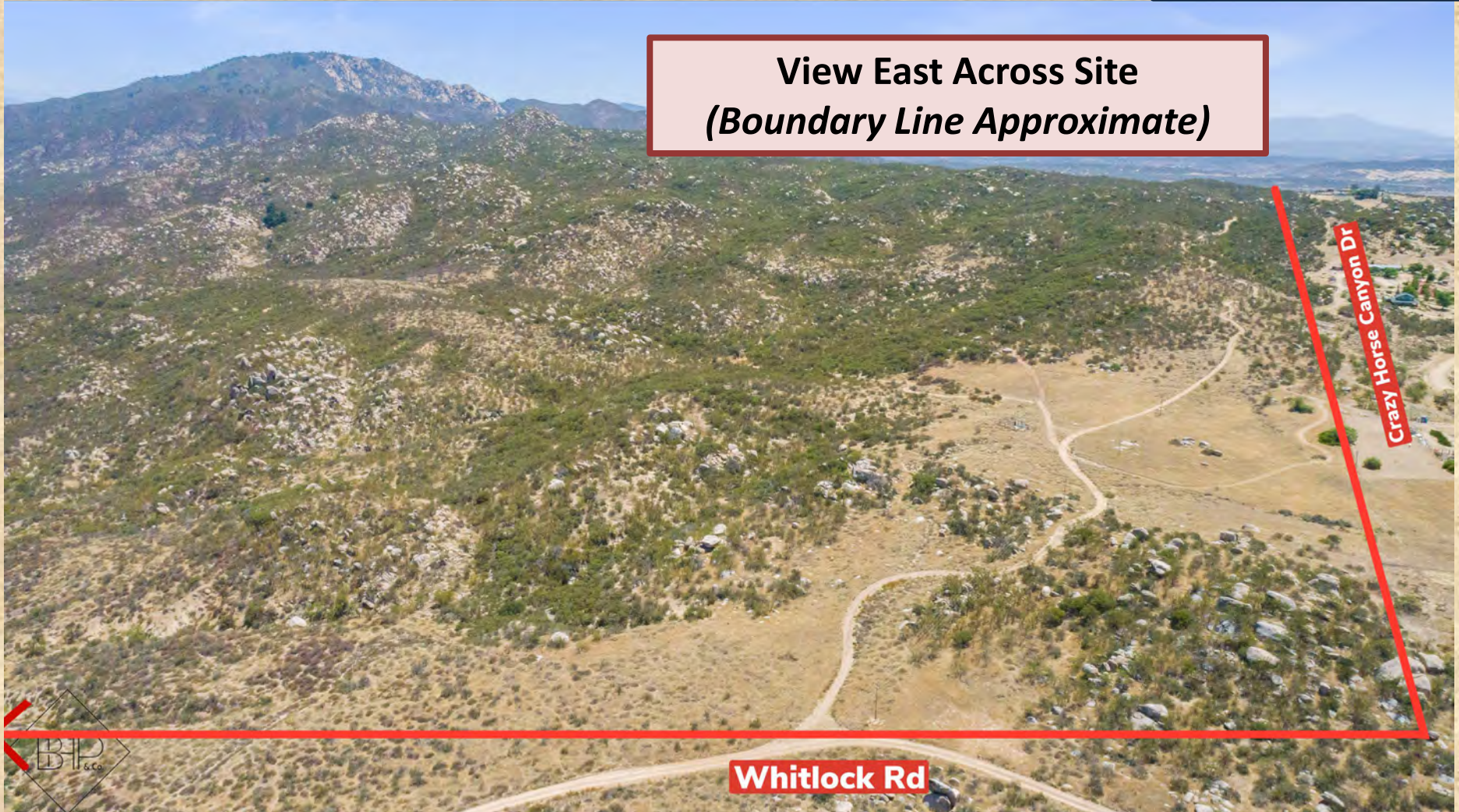
Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3.25MM Zone R-1 2.5 ac



COLDWELL BANKER
REALTY

View East Across Site
(Boundary Line Approximate)



©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE #00616212

Rick Jemison, CalRE# 01251536, Broker Associate Coldwell Banker Realty, Wildomar, CA, 92595, 949-463-2921, rikimjem@msn.com

Appelbaum Ranch, Aguanga, CA

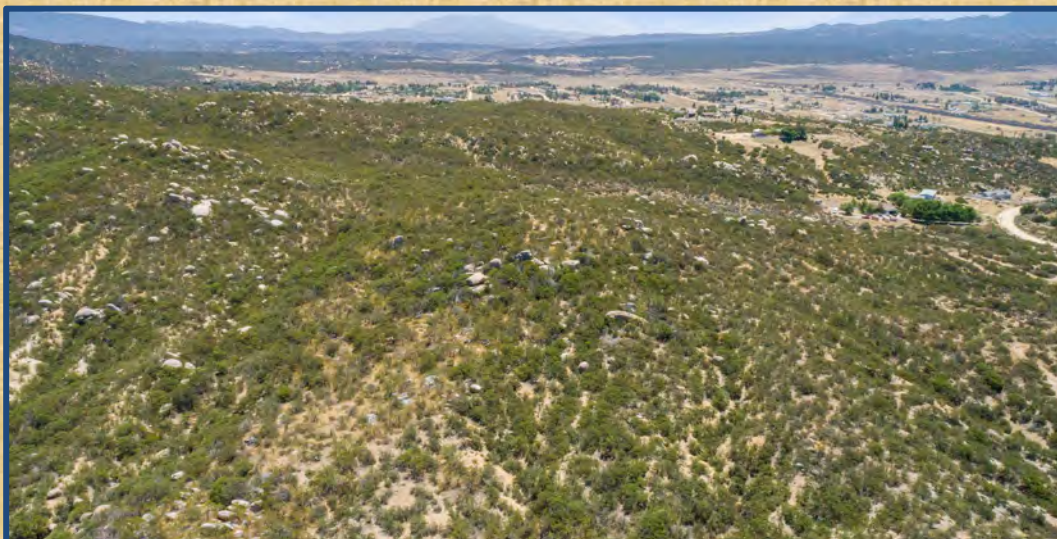
325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

**APN 584-320-001 North & West of
Lake Riverside Estates, CA**



RIVERSIDE COUNTY, CA, 92536



Property Features

- Single Family R-1, 2 ½ Acre Lot Zoning
- Panoramic Views: incl. Mt. Palomar, Vail Lake
- Verifiable Well Water Resources
- No WRC MSHCP Cells, Not in HANS-ERP Project
- Near Expanding Temecula, Murrieta & Menifee CA

Area Information

- Desirable Rural Estate Area
- SW Riverside County Pop 600,000+.
- 14 mi. to  32 mi to 
- 18 mi to Temecula Wine Country
- 32 mi. to Pechanga Hotel & Casino

Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000 //



FOR SALE

DRONE VIEW TO SOUTHWEST



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

PRIOR FAMILY RETREAT THAT HAD RANCH HOUSE, WELL, & BARN

DO NOT GO DIRECT. PRIVATE ACCESS, NO VEHICLE SITE ACCESS.

VERY-HIGH-RISK FIRE AREA. ENTER AT OWN RISK.

CALL FOR WALK TOUR ONLY: AGENT: RICK JEMISON 949-463-2921.



DISCLAIMERS & DISCLOSURES

This Flyer is only a Summary Description of the Property, not an offer, agreement, agency or other binding action of any kind. All information herein, although from sources deemed reliable, has not been further verified, is not guaranteed, and is subject to changes, errors and/or additional data or information which may be of importance to the Prospective Purchasers. Any public or Confidential information and the Properties themselves are presented without representation or warranty of any statements, any express or implied opinions, or any forward-looking potential outcomes regarding the Properties, area or municipality or current and future uses, regulations or economic prospects, except as such may otherwise be expressed in any further written and executed documents of sale. Prospective purchasers are to conduct, on their own, thorough investigations and evaluations and may rely only their own due diligence, own experts and their own interviews with cognizant agencies staff, not on the Owner or Owner's agents' statements, documents, illustrations or other materials. All acreages, square footage, sizes, boundary illustrations and other physical attributes are approximate and subject to expert verification by Prospective Purchasers and their agents.

The Property Information is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE #00616212

Rick Jemison, CalRE# 01251536, Broker Associate Coldwell Banker Realty, Wildomar, CA, 92595, 949-463-2921, rikimjem@msn.com

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



APN# 584-320-001 in Sect. 30, TOWNSHIP 7 SOUTH RANGE 2 EAST, SBM, 325.36 ac.

LAND FOR FAMILY COMPOUND, CUSTOM LOTS, GATED SFR TRACT, MOBILE HOMES

Beautiful 325-Acre Rural Community Estate Density, Zoned R-1, 2 ½ ac., Equestrian, Agriculture.

Idyllic Mile-wide Half Section of Cleared & Natural Lands Subdividable into Lots 2-5+ acres.

Land has sites for Well, Cistern, House, Barn, Roads, & Trails. Future Tracts can be Gated Estates, Ranches, Vineyards Nurseries, Crops, Horses, Fowl, Animals.

Expansive Mountain, Forest & Valley, Sunset & Sunrise views in all directions. Land slopes SE to NW, from 3280-ft elev. to 3820-ft elev. Hilltop Knolls/pad sites at 3400+ feet.

Adjoins Lake Riverside Estates Gated Community, National Forest & 20-acre Parcels.

Rural Public Road Unpaved Private Access. Homes in Area on Well, Septic & Propane.

DISTANCES: 6 Mi. to Cahuilla Rd. (CA 371). 14 Mi to Cahuilla Casino Hotel. 15 Mi to CA 79S/CA 371. 18 Mi. to Temecula Wine Country , 32 Mi to Pechanga Casino, 45 Mi to Palm Desert.

GENERAL PLAN (GP) & ZONING. GP Land Use is RC-EDR 2 acre minimum lot size, in Anza Valley Policy Area. Zoning is R-1 2 ½ acre min lot size CZ4717. With PLOT PLAN OR CUP Uses can include: Mobile Home Park, Nurseries, Country Clubs, Child Day Care, Churches, Public Parks & Playgrounds. Not in a Western Riverside County Multi-Species Habitat Conservation Cell or HANS/ERP Project.

SEE DISCLAIMERS & DISCLOSURES PAGE ABOVE

Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

FAST-GROWING PROSPEROUS SOUTHWEST RIVERSIDE COUNTY CA



**COLDWELL BANKER
REALTY**

TEMECULA-MURRIETA 2024 METRO POP. 994,000



TEMECULA WINE COUNTRY



PECHANGA CASINO

TO SITE

Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

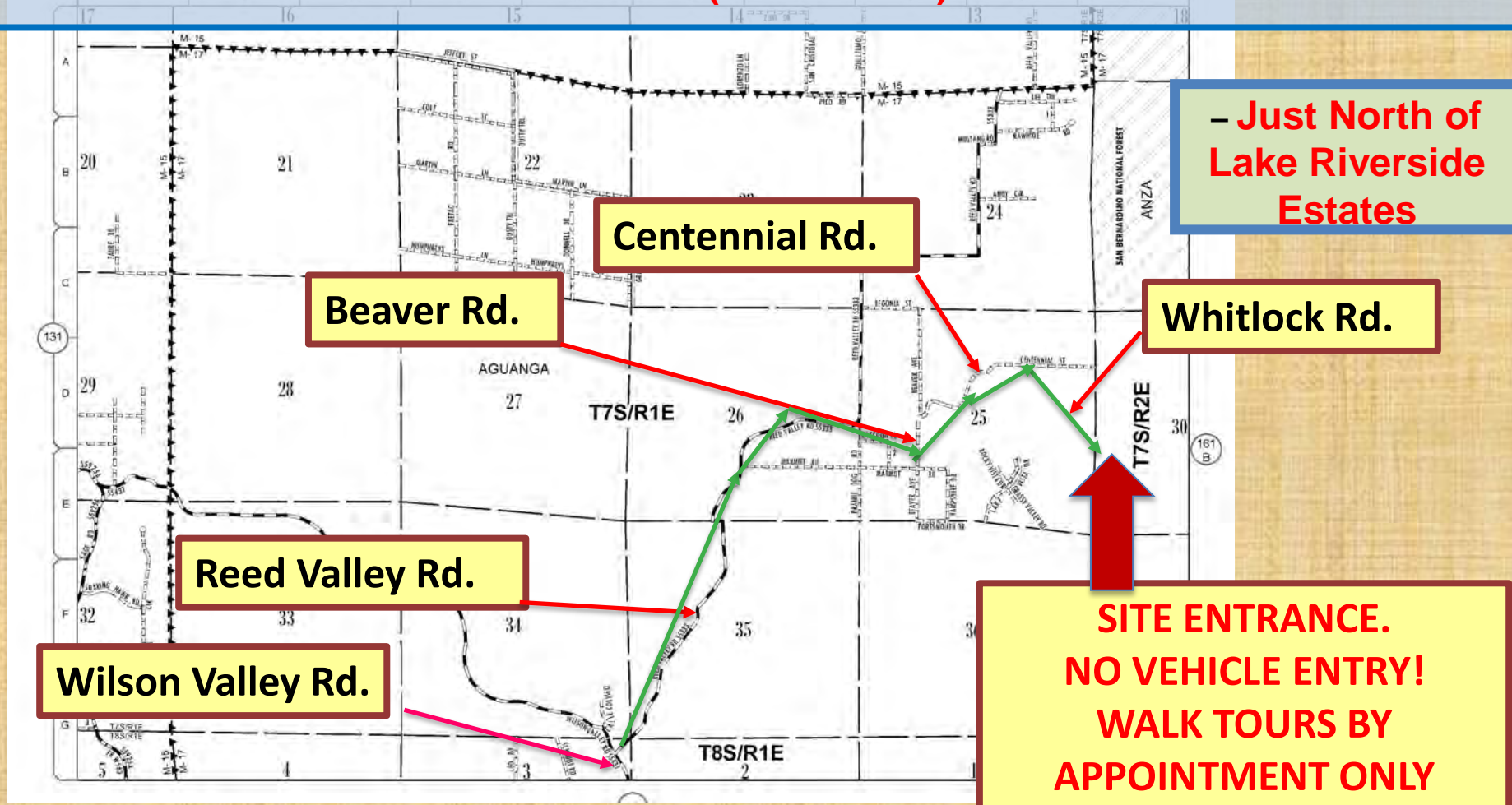
Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3.25MM



FOR SALE

EXISTING LOCAL ACCESS: CA 79 to HWY 371 (Cahuilla Rd) to LEFT on WILSON VALLEY



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

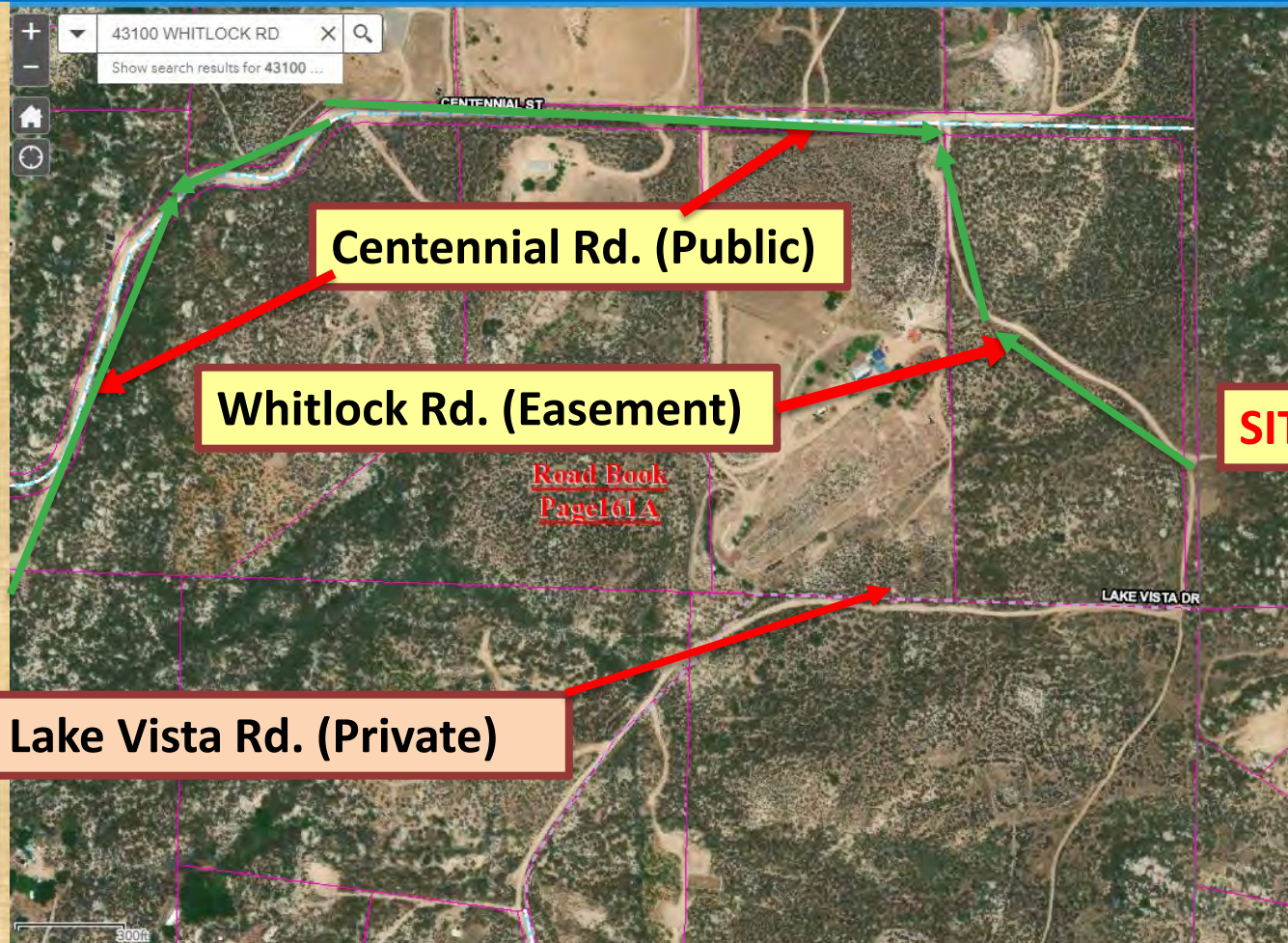
Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3.25MM



EXISTING ACCESS: CA 79 to HWY 371 (Cahuilla Rd) to LEFT on WILSON VALLEY to RIGHT on REED VALLEY to RIGHT on CENTENNIAL to RIGHT on WHITLOCK



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

Various Site Views



COLDWELL
BANKER
COMMERCIAL

FOR SALE

Looking East



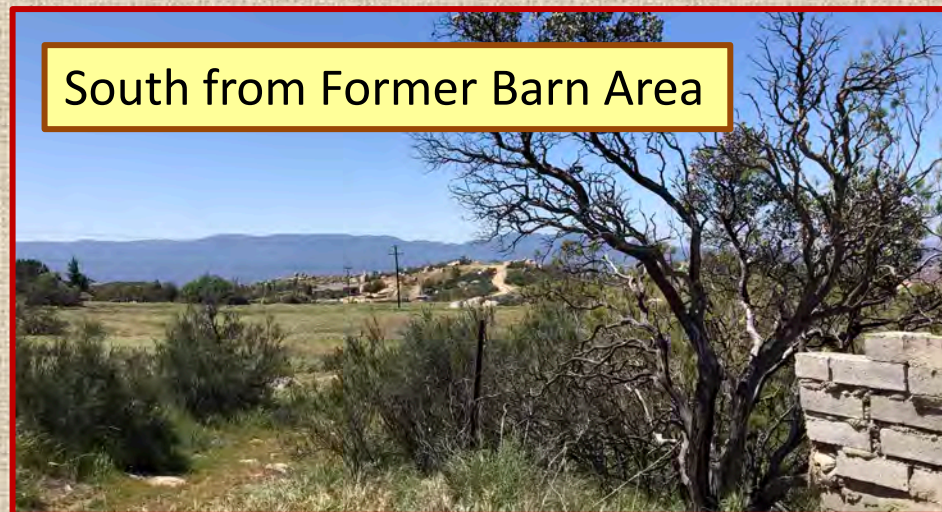
Looking South at Entry



Native Plants



South from Former Barn Area



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

GP RC-EDR, 2-ac Min., Zone R-1, 2.5 ac

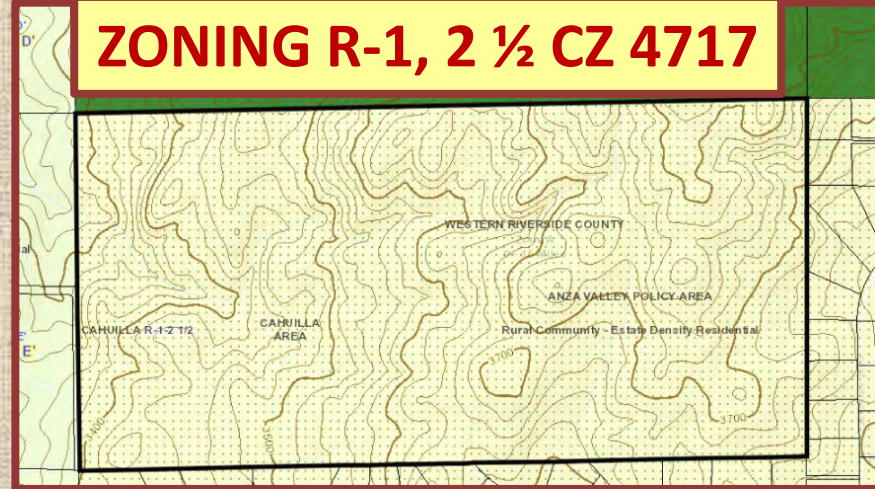


**COLDWELL BANKER
REALTY**

GENERAL PLAN:

**Rural Community: Estate
Density Residential
(RC-EDR, 2 ac.to 5 ac. lots)
Single Family, Equestrian,
Agriculture, Animal Keeping**

ZONING R-1, 2 ½ CZ 4717



ORD. No. 348.4947/50 Art. VI. Uses: : One-Family Dwelling, Field Crops, Non-Commercial Horses (2 per 20Ksf), Animals (sheep, goats, pigs, etc.) and Fowl. Home Occupations, Planned Residential Subdivisions, FFA & 4-H, Outside Storage. **With PLOT PLAN:** Beauty Shops, Temporary Real Estate Sales Offices, Nurseries, Public Parks, Playgrounds, Golf Courses (standard length) & Country Clubs, Child Day Care. **With Conditional Use Permit:** Mobile Home Park. **With Public Use Permit:** Churches. **Development Standards:** 3-Story, 40-feet, Dwelling Lot Cover 50% max.

SEE DISCLAIMERS & DISCLOSURES PAGE ABOVE

Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

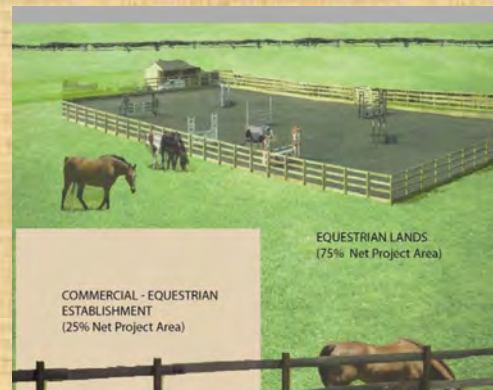
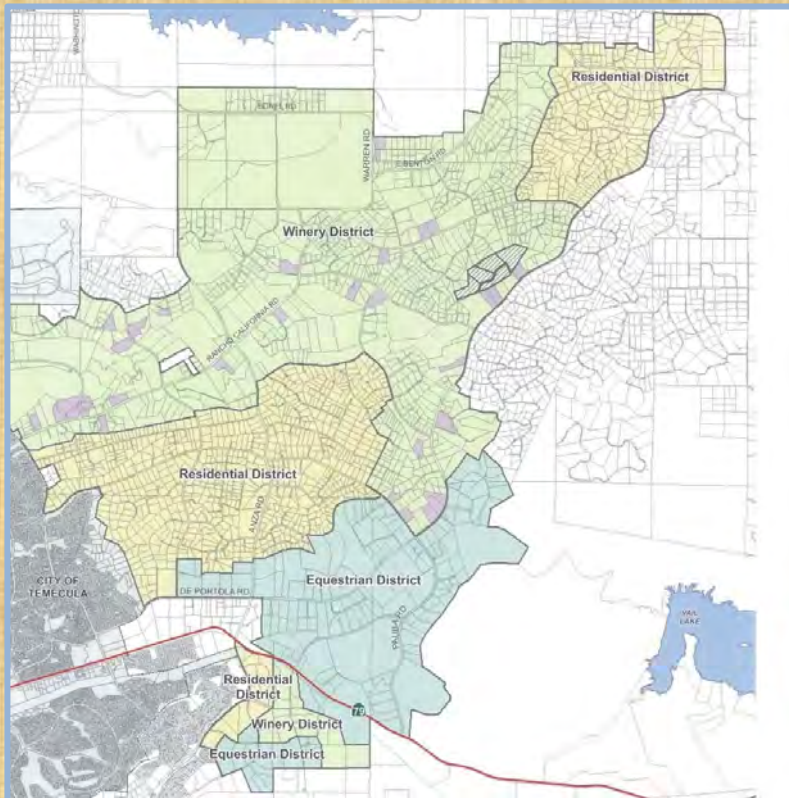
27 Miles to Temecula Wine Country



**COLDWELL BANKER
REALTY**

DIRECTIONS THRU TEMECULA WINE COUNTRY'S LUSH WINERIES, RANCHES & ESTATES:

From  Take **RANCHO CALIFORNIA RD** East to **LEFT ON GLEN OAKS**, South to **LEFT ON MESA RD** (which becomes **BENTON RD**) **RIGHT ON SAGE RD**. South to **LEFT ON WILSON VALLEY RD**, **RIGHT ON REED VALLEY RD**, **RIGHT ON CENTENNIAL ST**, **RIGHT ON WHITLOCK** to **SITE**



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

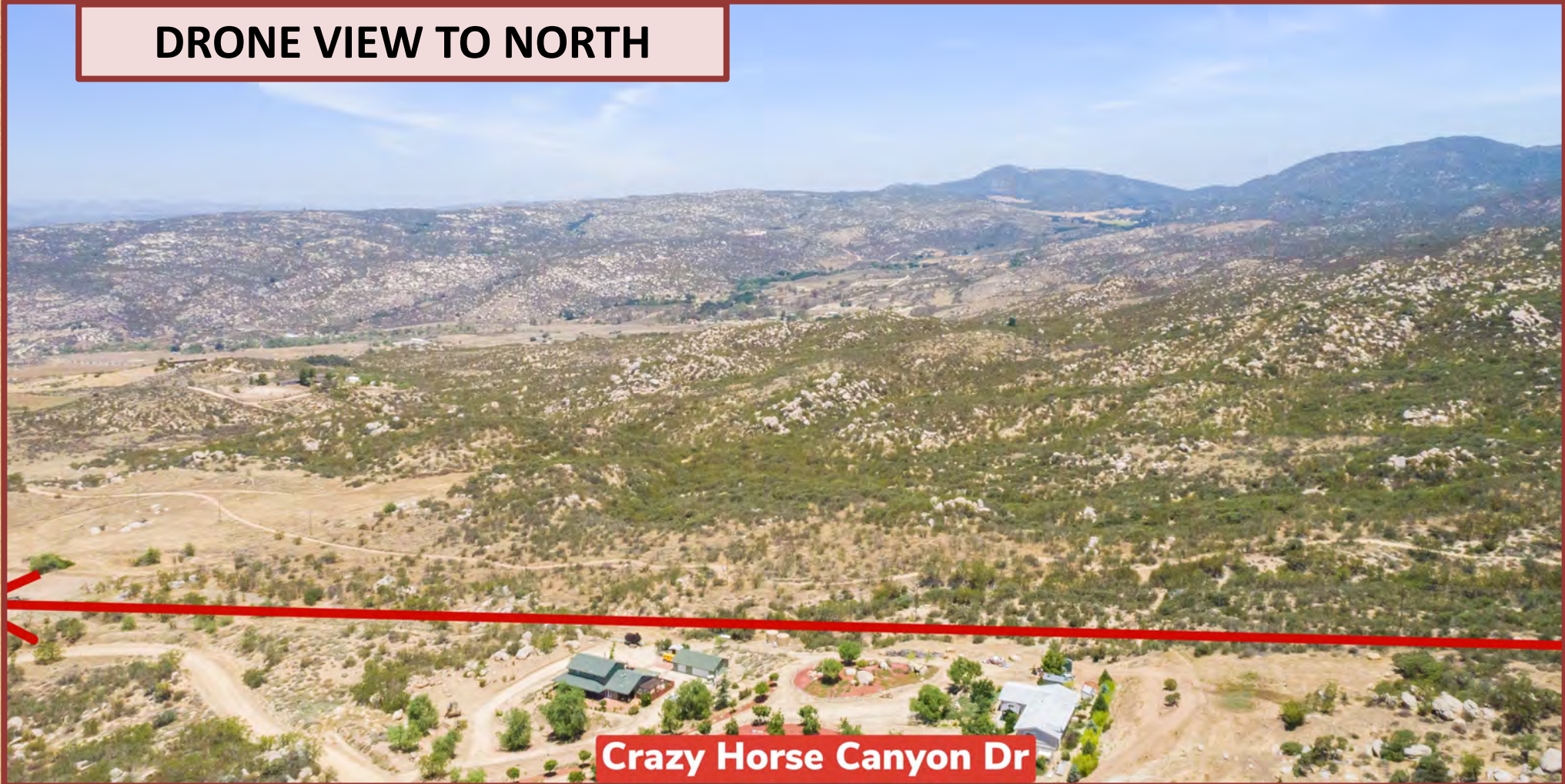
Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

DRONE VIEW TO NORTH



Crazy Horse Canyon Dr

Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

DRONE VIEW TO NORTHEAST



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

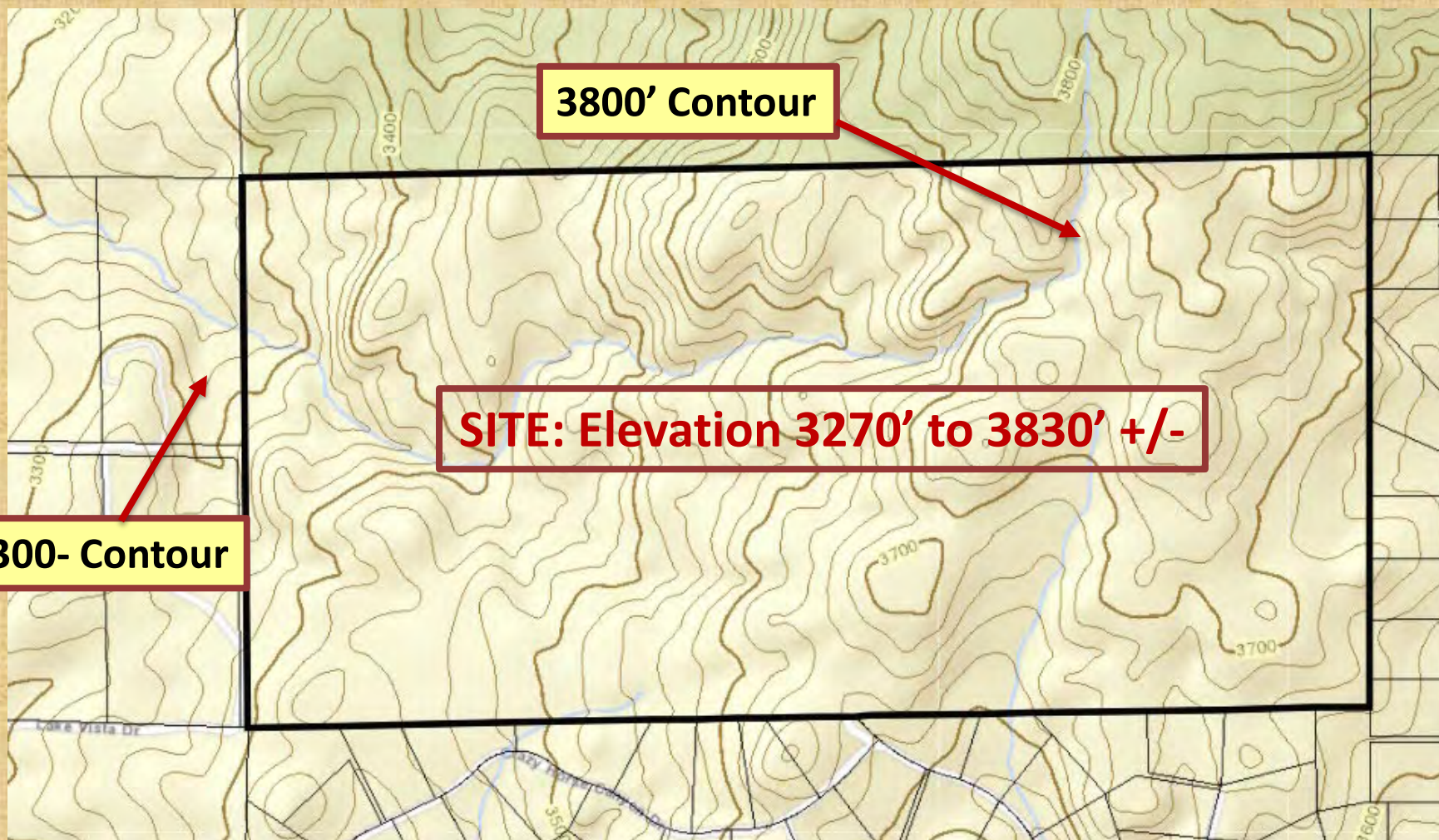
Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



**COLDWELL BANKER
REALTY**

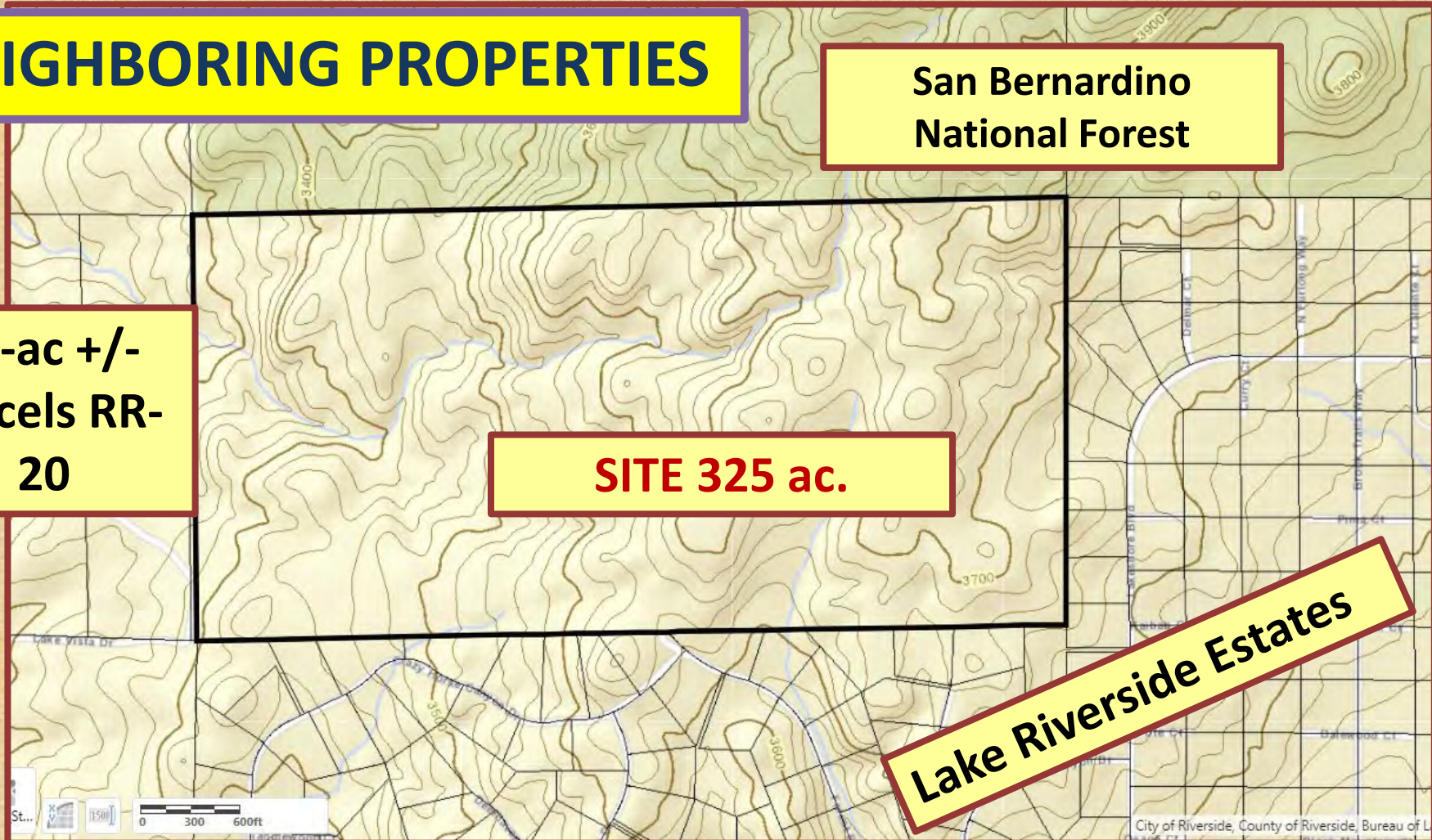
NEIGHBORING PROPERTIES

**San Bernardino
National Forest**

**20-ac +/-
Parcels RR-
20**

SITE 325 ac.

Lake Riverside Estates



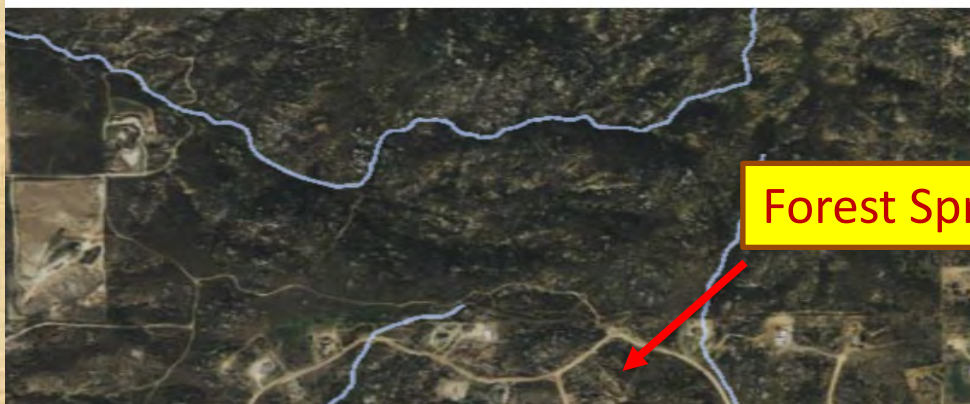
Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

LAKE RIVERSIDE ESTATES ADJOINS **THE SITE**

Riverside County CA 92536



Forest Springs Rd.

Cahuilla Casino Hotel: 14 mi.

Temecula Wine Country: 27 mi.

Pechanga Casino Hotel: 32 mi.



14 mi.;

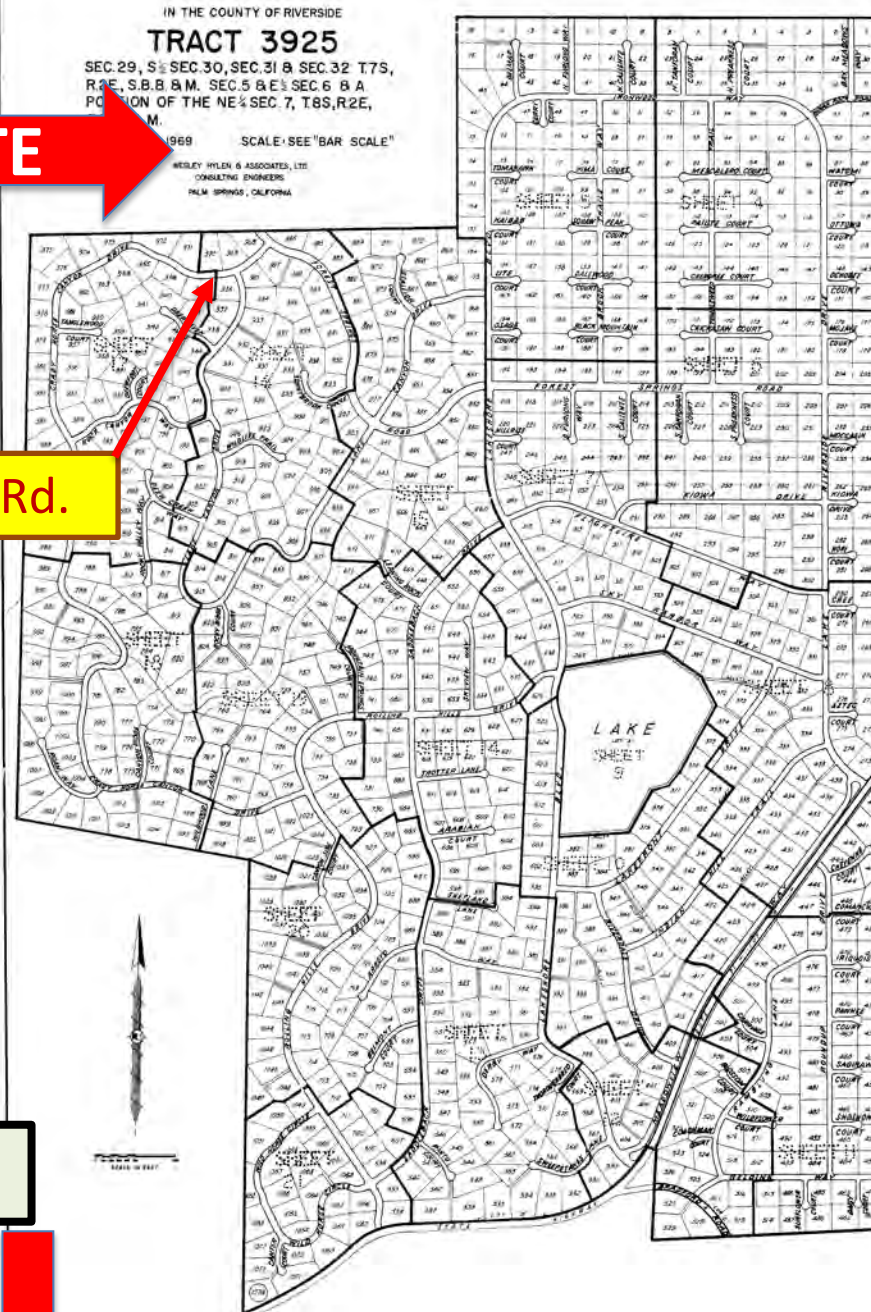


32 mi.



37 mi.

Palm Desert: 45 Miles



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536

rikimjem@msn.com

949-463-2921

Appelbaum Ranch, Aguanga, CA

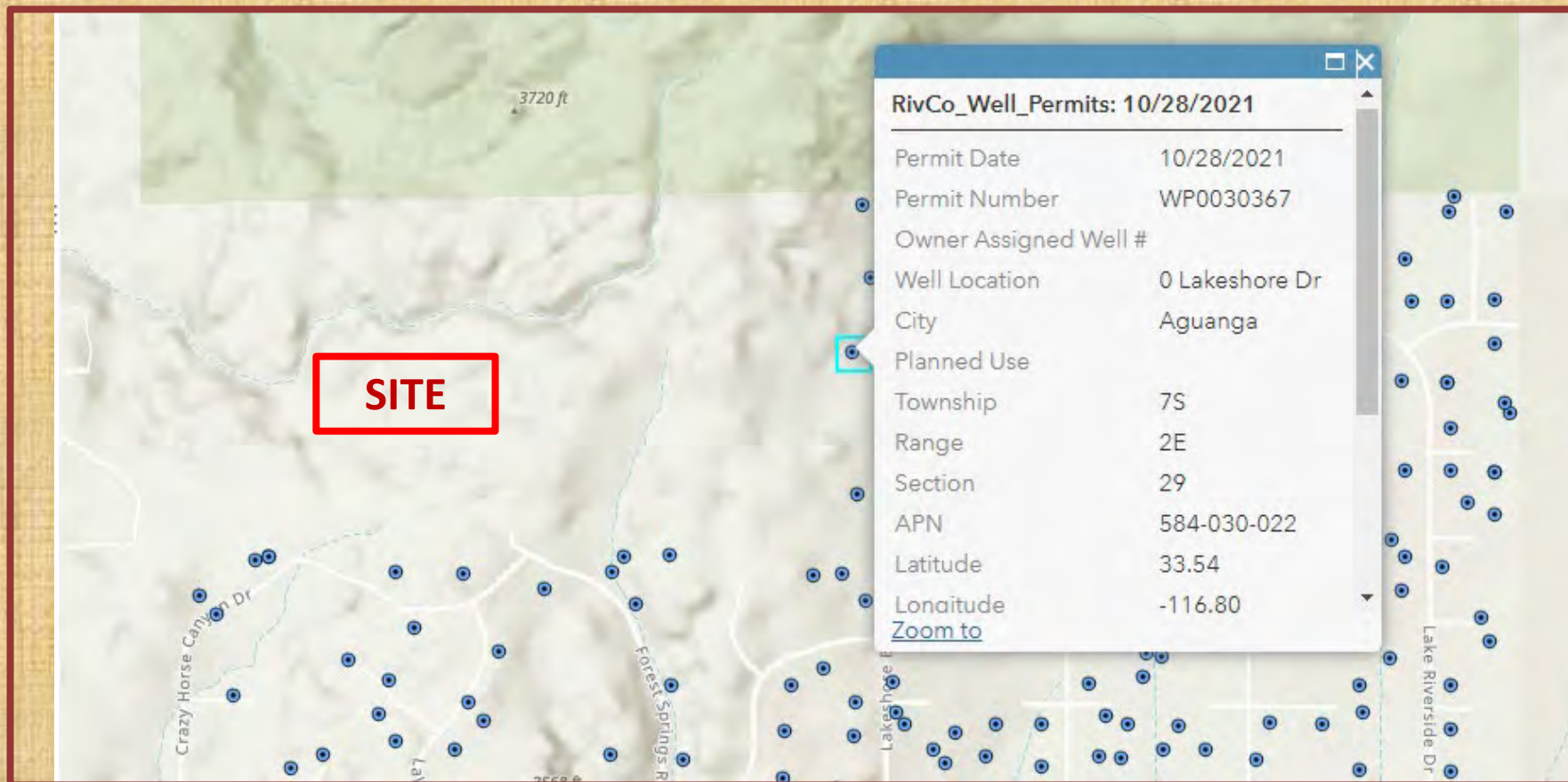
325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

RECENT ADJACENT WELL PERMITS

RIVERSIDE COUNTY, 92536



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

DRONE VIEW TO SOUTHEAST



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

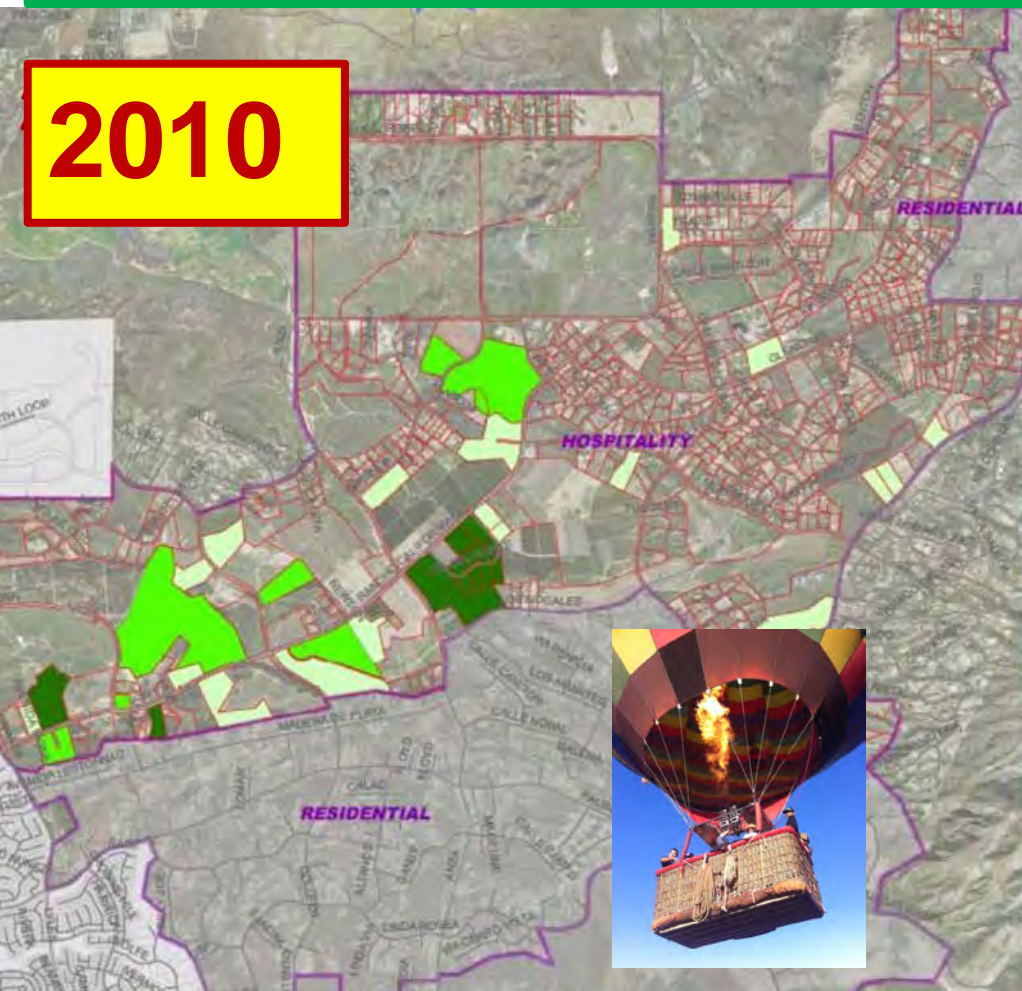
Appelbaum Ranch, Aguanga, CA 20 Miles to Temecula Wine Country



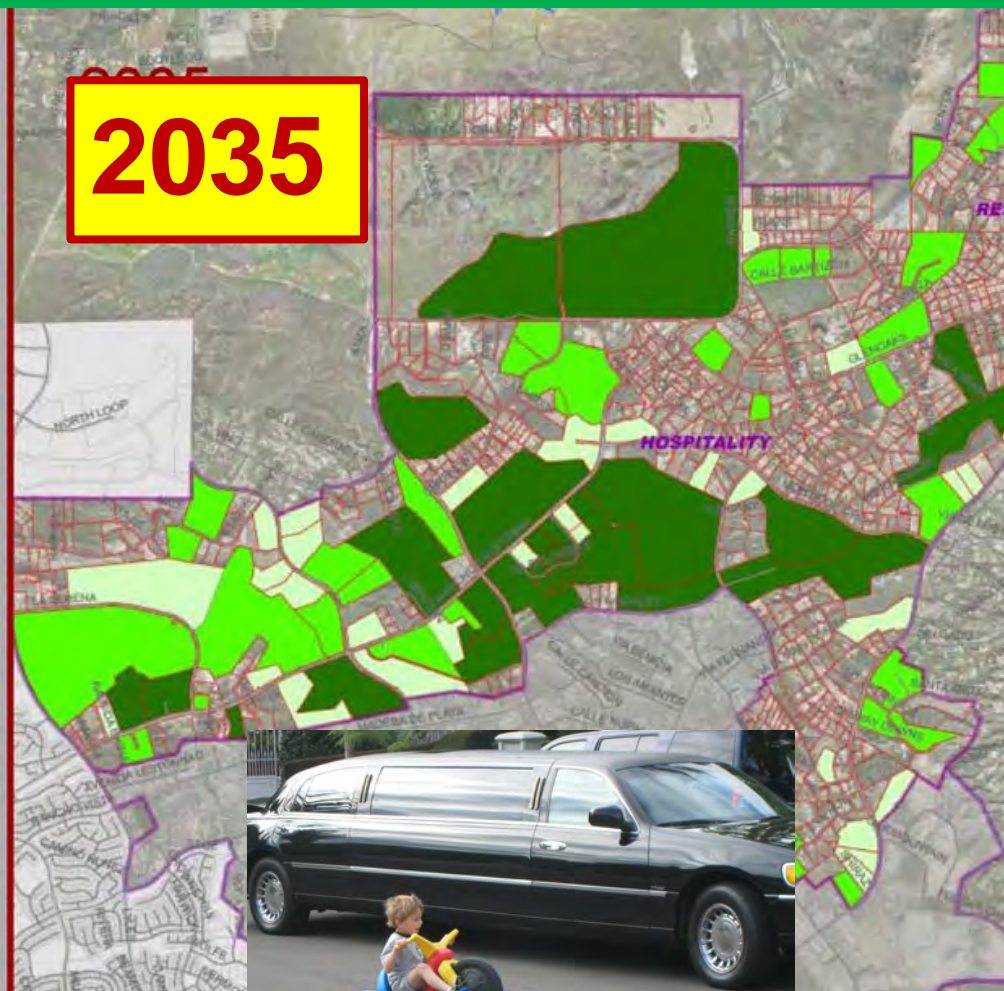
**COLDWELL BANKER
REALTY**

WINE COUNTRY 2035 PLAN; EXPAND TO 105 WINERIES

2010



2035



Contact: Rick Jemison, Broker Associate

Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595

Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

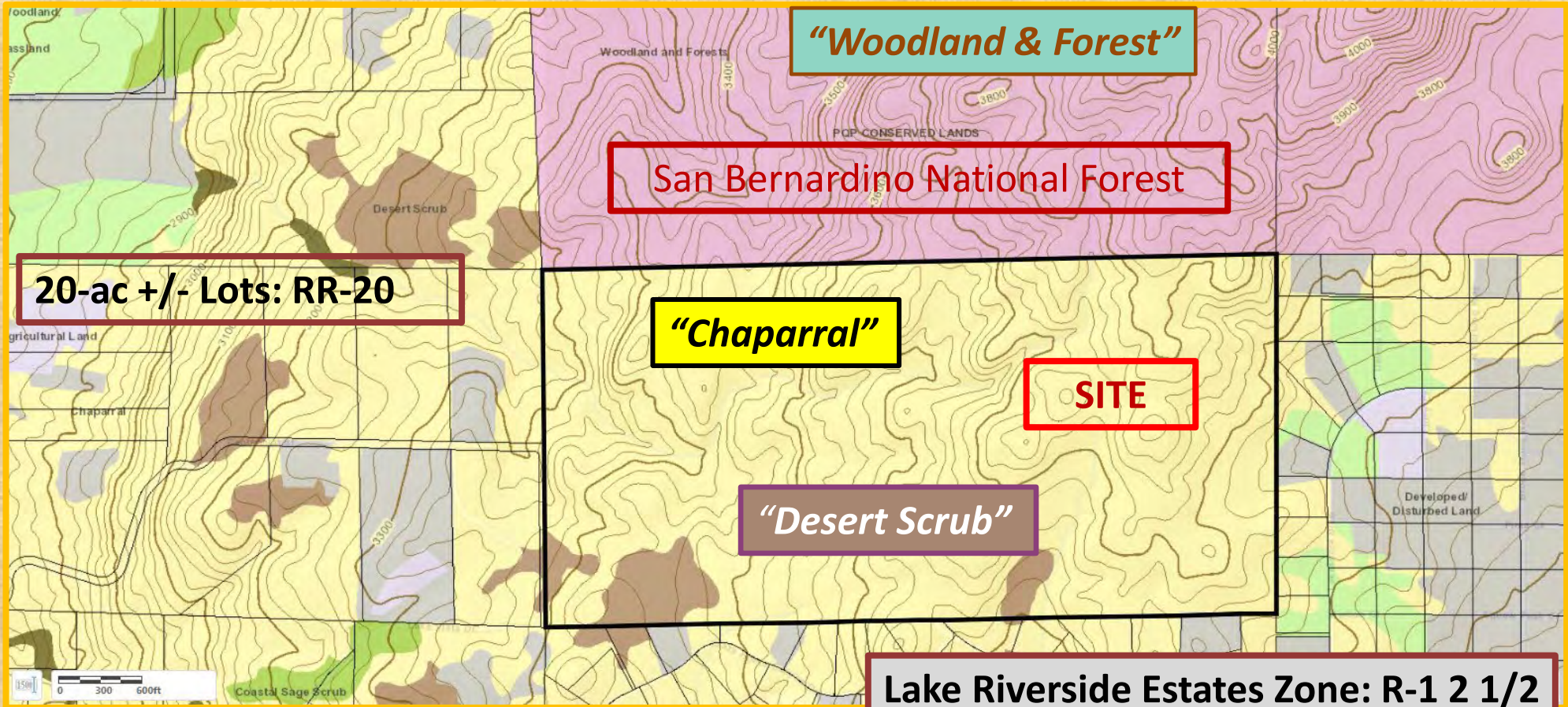
Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

Site & Neighboring Properties, Contours & Vegetation



Contact: Rick Jemison, Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595
Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE #00616212

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

Southwest Homesite Cleared Area

Former Homesite

To Former Well

Contact: Rick Jemison, Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595
Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

Hand Photo From Former House Site. *Elev. 3,440-ft +/-*



Contact: Rick Jemison, Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595
Cal DRE # 01251536 rikimjem@msn.com 949-463-2921

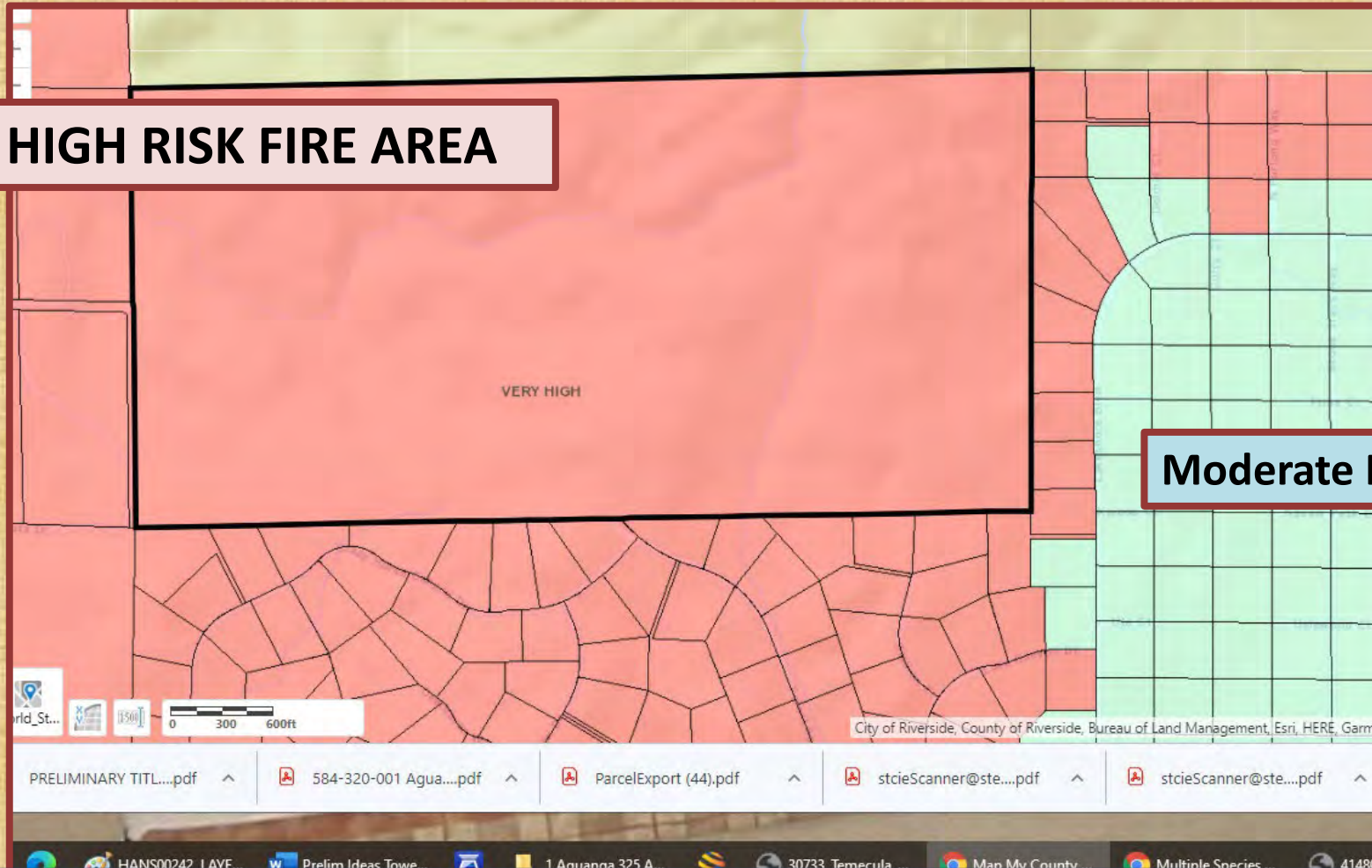
Appelbaum Ranch, Aguanga, CA

325 Ac. Land \$3,250,000



COLDWELL BANKER
REALTY

VERY HIGH RISK FIRE AREA



CONTACT: Richard K. Jemison Sr. Lic. # 01251536 949-463-2921 rikimjem@msn.com

Contact: Rick Jemison, Broker Associate
Coldwell Banker Realty, 32326 Clinton Keith Rd. #104, Wildomar, CA, 92595
Cal DRE # 01251536 rikimjem@msn.com 949-463-2921