



LN Status: **ACTIVE**
 MLS #: **210008100** Short Sale: **No**
 APN: **194-160-45-00** Lot #: **45, 22,**
 Addr: **25240 Black Canyon Rd 45, 22, 49**
 City,St: **Santa Ysabel , CA**
 Zip: **92070**

List Price: **\$895,000**
 Original Price: **\$895,000** DOMLS **0**
 Sold Price: **MT**
 List Date: **3/30/2021** LP/SqFt: **\$7,458**
 Modified Date: **3/30/2021** SP/SqFt:
 COE Date:

Lot Size: **20+ AC**
 Lot Size Source: **ASOREC**
 Lot SqFt Approx:

Land Use Code: **A72**
 Zoning:
 Additional Property Use: **Ranch/Farm**
 Development:
 Highest Best Use:

Community: **SANTA YSABEL**
 Neighborhd: **Mesa Grande**
 Complex:
 Restrictions: **N/K**

Age Restrictions: **N/K**
 View:
 Pool:

MandRem **None Known**

Listing Type **ER**

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REMARKS AND SHOWING INFO

120 acres in the heart of Mesa Grande, home to San Diego's finest cattle country. This property is accessed behind a locked gate, at the end of a private road and is adjacent to the Cleveland National Forest. A-72 zoning and the "O" Animal designator offer for a variety of agriculture and ranching possibilities. Seasonal pond, stream, and spring. New 15 gpm rated well recently drilled. Many possible home sites to consider. Experience all four seasons at 3500 ft elevation. Seller carry options available.

Conf. Remarks: **Many seller carry possibilities. Prelim and easements to be uploaded when available.**

Cross Streets: **Black Mountain Truck Trail** Map Code: CBB%: **2.50** CBB\$: CVR: **N**
 Directions To Property:
 Showing Instructions: **Agent must accompany unless Redhawk Realty. Call for appointment. If first**
 Occupied: **VAC** Occupant: Occupant Phone: Lockbox:

Listing Agent: **Kamisha B Greene - 760-419-3101** BRE License#: **01962367**
 2nd Agent: Broker ID: **8735**
 Listing Office: **FHL Realty, Inc. - Office: 760-419-3101** Fax:

Off Market Date: Close of Escrow: Financing: Concessions:
 Selling Agent: SA BRE# Sale Price:
 Selling Office: Exp Date: **9/30/2021**

HO Fee Includes:
 Home Owner Fees: Paid: Pay Freq.
 Other Fees: **0.00** Paid: Pay Freq.
 CFD/Mello-Roos: **0.00** Paid: Pay Freq.
 Total Monthly Fees: **0** Assessments:
 HOA: Other Fee Type:
 HOA Phone:
 Prop Mgmt Co:
 Prop Mgmt Ph:
 Cmplx Feat:

Wtr Dist: **OUT OF AREA**
 School District:

Fencing: **Partial**
 Frontage: **BLM/National Forest**
 Irrigation: **N/K**
 Miscellaneous:
 Prop. Restrictions Known:
 Site:
 Structures:
 Terms: **Cash, Seller May Carry**
 Topography: **Level, Mountainous, Slope Steep**
 Utilities Available: **Electric**

Utilities to Site: **Electric**

Water: **Well on Property**
 Sewer/Septic:

