



**KOREK LAND COMPANY, INC.**

**HORSE RANCH /  
ORGANIC FARM / ESTATE  
HOME(S)**

**18± ACRES  
MURRIETA, CA**

- LOCATION:** Southeast corner of Guava Street and Douglass Avenue in the City of Murrieta 92562. Exit I-15 at Murrieta Hot Springs Road, go south/west to Jefferson Avenue. Turn left on Jefferson, go to Guava turn right, go to Adams Avenue turn right, go to Brown Street turn left, go to Washington Avenue turn left, go to Guava turn right. Property is on the left. The City has plans to improve Guava and build a bridge over Murrieta Creek for more direct access to the subject property.
- APN/SIZE:** 909-100-066 = 18.09± acres.
- TOPO:** Flat to rolling.
- ZONE:** Rural Residential - 2.5 acre minimum lot size. **GENERAL PLAN:** Large Lot Residential – 0.1 to 1.0 du/ac. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** Water – annex into the Rancho California Water District or possible well, old 12' well pipe recently located; sewer – septic.
- AREA:** Known as the equestrian community of the valley - Murrieta is home to equine lovers, alpaca farmers, ranchers and those wanting a secluded lifestyle in an estate housing environment.
- POTENTIAL:** The subject property has potential as a custom horse ranch, an animal farm, a hydroponic farm, an estate home with a large workshop/studio for the entrepreneur, a large lot subdivision, a group/therapy home, church, nursery, kennel, and more! <http://www.murrietaca.gov/departments/ed/demographics.asp>
- MISC:** Subject is adjacent to the Rancho California Water District's RES-BCT Solar Power Project.
- PRICE:** Asking \$810,000. Priced to sell!
- CONTACT:** Deanne Boubliis CalDRE 00970999 at (818) 787-3077 or [deanne.boubliis@korekland.com](mailto:deanne.boubliis@korekland.com) for additional information.

**DISCLAIMER NOTICE TO BUYER:** The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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