



KOREK LAND COMPANY, INC.

**RECREATIONAL GETAWAY /
INVESTMENT / CONSERVATION /
MITIGATION**

396± ACRES
BANNING AREA
(RIVERSIDE COUNTY, CA)

LOCATION: In the Badlands Mountains of Riverside County at 33425 Highway 60, Banning, CA 92220. Subject is south of Highway 60, east of Gilman Springs Road, west of Jack Rabbit Trail and northeast of Alessandro Blvd in the Banning area of unincorporated Riverside County. Site is currently landlocked with potential access from Gilman Springs Road at a privately maintained dirt road named McGehee Drive, approximately 1.8 miles from subject's westerly boundary.

APN/SIZE: 422-050-026 = 396.10± acres

TOPO: Hilly to mountainous. Elevation ranges from 1,800 feet at easement road surface to 2,300 feet peaks.

ZONE: W-2-20 (Controlled Development Areas). Allowable uses include: one-family dwellings, light agriculture, aviaries, apiaries, grazing, animal husbandry. With a Plot Plan: guest ranches, educational institutions, country clubs, churches. With a CUP: cemetery, hunting clubs, trail bike park, and more. (See [Permitted Uses](#))

**GENERAL
PLAN:**

OS-Rural ([Open Space-Rural](#)). Single-family residential – 1 dwelling unit per 20 acres.

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES FOR BUYER'S INTENDED USE.

POTENTIAL: Recreational getaway, large lot subdivision, ag uses, investment, nature preserve, mitigation or habitat conservation. This is a very rural area with minimal development. There is an unpermitted cabin and water well at the northern end of the property near Ellis Timothy Lane. No value has been placed on the improvements.

PRICE: Asking \$795,000.

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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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