



KOREK LAND COMPANY, INC.

**INVESTMENT OR
CONSERVATION/MITIGATION
OPPORTUNITY!**

**REDUCED
PRICING!**

265± ACRES
RANCHO CUCAMONGA AREA, CA
(SAN BERNARDINO COUNTY)

LOCATION: East of Haven Avenue and Snow Drop Road in the foothills of the San Gabriel Mountains, north of the City of Rancho Cucamonga, CA 91737. I-15 is just east of the subject and State Highway 210 is to the south. San Bernardino County Flood Control land abuts the property on its western boundary. Access to the property is unknown.

APN's/SIZE: 0201-021-05 = 80± acres 0201-033-39 = 104.5± acres 0201-033-40 = 80.61± acres
TOTAL = 265.11± acres

TOPO: Rolling to hilly to mountainous.

ZONE: SD-RES (Special Development – Residential) and RC (Resource Conservation) [Zoning Link](#).

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

UTILITIES: **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

POTENTIAL: Possible large lot subdivision, ag uses, investment, nature preserve, mitigation or conservation purposes. One thought may be to do density transfer and donate the remaining as open space.

PRICE: **REDUCED TO \$1,680,000!** Asking ~~\$2,120,000~~ (\$8,000/acre). Seller is open to offers.

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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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