



KOREK LAND COMPANY, INC.

**MOUNTAIN GETAWAY IN A SECLUDED,
NATIONAL FOREST SETTING**

160± ACRES
HESPERIA AREA, CA
(SAN BERNARDINO COUNTY)

THE RANCH: Cedar Springs Ranch is a 160± acre (1/4 section) private inholding in the San Bernardino National Forest. The property has a 900± SF house/cabin (uninhabitable) that was constructed in 1943 with a road/trail system (currently overgrown) that meanders throughout the property. The ranch is well forested with elevations from 4,000 feet at the ranch entrance to 4,850 feet at the southwesterly corner of the property. There are several natural springs; cedar, pine, and oak trees; as well as an abundance of wildlife. Apple and plum orchards once blossomed in the mountains and fields of the ranch.

LOCATION: 1676 Sugarpine Springs Road, Hesperia area of San Bernardino County, CA 92345. The northwest 1/4 of Section 10, Township 2N, Range 5W. The ranch is located approximately 3 miles west of Silverwood Lake State Recreation Area off of San Bernardino National Forest Road 2N49 from which a private easement road services the property and the neighbors'. Neighboring properties include the J Bar B Ranch, West Fork Ranch, Sugarpine Ranch and the San Bernardino National Forest. The Ranch [Survey](#) was updated in 2024 and "[Important Locations](#)" were noted. Call to schedule a site visit.

APN/SIZE: 0348-021-01 = 160± acres

ZONING/LAND USE: RC: [Resource Conservation](#)

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

HISTORY: The subject was transferred from the U.S Forest Reserves via the Homestead Act in 1895 to John L. Mathews and was named the Mathews Ranch. For a brief period in the early 1930's the property became the Pisgah Ranch and was part of the Pisgah Home Movement. It later became the Eastman's Mountain Ranch with a main building, cabins for guests and an all-inclusive vacation experience. Cedar Springs Ranch came to be later, during the Eastman's ownership.

UTILITIES: Water – there are four viable springs of various flow rates. Sewer – septic. Gas – propane. Power – solar.

POTENTIAL: Incredible recreational/mountain getaway: hunting cabin(s), campgrounds (glamping), trail rides, private or religious retreat, family compound, nature preserve, conservation acreage and more!

PRICE: Asking \$1,600,000.

CONTACT: Deanne Boublis - CalDRE 00970999 at deanne.boublis@korekland.com or (661) 755-5420 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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