



PROPERTY REPORT

ADDRESS: 1478 Farmer Road, Julian, CA 92036

DESCRIPTION: JUST REDUCED TO \$795K (from \$949k) Farmer Road Ranch is a **26.89 Acre** estate property in the heart of San Diego's favorite backcountry destination. This landmark legacy property is only minutes from Julian and located across Wynola Road from the Julian wine region. This special property has arguably one of the most desirable locations in the entire Julian area. The classic ranch style, UBC modular home measures 2,632 square feet, including 3 spacious bedrooms, 3 bathrooms, and a large attached garage. The attractive exterior of the ranch style home is complimented by a newer synthetic tile roof. The grounds are completely fenced and the entrance secured by an electric gated. The interior of the home features an open floor plan, vaulted ceilings, and tri-pane windows. The capacious living area is set up perfectly for entertaining; a large galley kitchen, beautiful pool, built-in spa, and outside barbeque and fireplace area. One bedroom can be utilized as a separate living unit. **SHOWN BY APPOINTMENT ONLY.**

PRICE: \$795,000

APN: 250-010-2600

MLS: 140043670

CONTACT: Donn Bree; Bree@Donn.com; 760-518-6669 cell; 800-371-6669 office.

JULIAN RANCH



JUST REDUCED TO \$795K

~~\$949,000~~



Farmer Road Ranch

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CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 250-010-2600



NATURAL SETTING

This dreamlike setting is surrounded by thousands of acres of woodlands, grasslands, and forest – the foreground view to the north and east from the main entrance into the home is Volcan Mountain sloping down to the Santa Ysabel Open Space Preserve. Ancient oaks, Coulter pines and rock formations in the general area give this site aesthetic appeal and character. The surrounding area is sparsely populated with large ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION

Tourism and agriculture are still the dominant economic activity in the Julian area. Horse and cattle ranches are the backdrop for the landscape of light residential development. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. Major shopping about 40 minutes driving time. There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch - which is presently undergoing a 50 million dollar renovation, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities.

"We Know The Back Country!"

**Detached**MLS #: **140043670**

APN: 250-010-26-00

Address: 1478 Farmers Road

City,St: Julian CA

Bedrooms: 3 Full Baths: 3

Optional BR: 0 Half Baths: 0

Est. SqFt: 2,632 Zip: 92036

Year Built: 1987 Lot Sqft:

Prking Garage Descrip: Attached

Prking Garage Spaces: 1

Prkng Non-Gar Spaces: 4

Prking Spaces Total: 5

Prking for RV:

MandRem None Known

Status: ACT

Sold Price:

COE Date:

List Price: **\$795,000**

Orig Price: \$949,000

LP/SqFt 302.05 DOMLS 63
SP\$/SqFt MT 64

X Street: Wynola Rd.

Unit #: Map: 1136A4

Community: JUL

Complex:

Neighborhood: Julian

Acres: 26.8900

List Date: 8/7/2014

Modified: 9/25/2014

WalkScore

Directions: NW of Julian on Farmer Rd.

REMARKS

Farmer Road Ranch is a 26.89 Acre estate property in the heart of San Diego's favorite backcountry destination. This landmark legacy property is only minutes from Julian and located across Wynola Road from the Julian wine region. This special property has it all, location, usable land, privacy, room for livestock, pond and and an apple orchard. The classic ranch style, UBC modular home measures 2,632 square feet, including 3 spacious bedrooms, 3 bathrooms, and a large attached garage.

HOA INFO

HOA Fees: 0.00 /

HOA:

Other Fees: 0.00 /

HOA Phone:

HOA Includes:

N/K

Bldg Stories:
Entry Level:
Building Units:
Complex Units:
Est OwnOcc%:

FEES- ASSESSMENTS- TERMS

Assessments:

Other Fee Type:

Paid:

CFD/MRF: 0.00 /

Terms: Cash, Conventional

Patio:

Community: JULIAN

Neighborhood: Julian

Wtr Dist:

Schl Dist: Julian Union

Age Res: N/K

Stories: 1 Story

Fireplace: 3 FP in Living Room, Patio/O...

Laundry: Laundry Room

Pool: Below Ground

Pets:

Flooring:

Sub-Flooring:

SqFt Source: Owner

Living: 17x33 Master: 18x13
Dining: 12x9 Bdrm 2: 13x13
Family: 0x0 Bdrm 3: 13x12
Kitchen: 11x15 Bdrm 4:
Xtra Rm1: 20x18 Bdrm 5:
Xtra Rm2: Xtra Rm3:
Breakfast Area:



View: Mountains/Hills, Parklike

Heat Source: Propane

Roof: Composition

Cooling: Central Forced Air

Equipment: Dishwasher, Disposal, Garage Door Opener,
Pool/Spa/Equipment, Range/Oven

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SOLD INFO

Close of Escrow:

Financing:

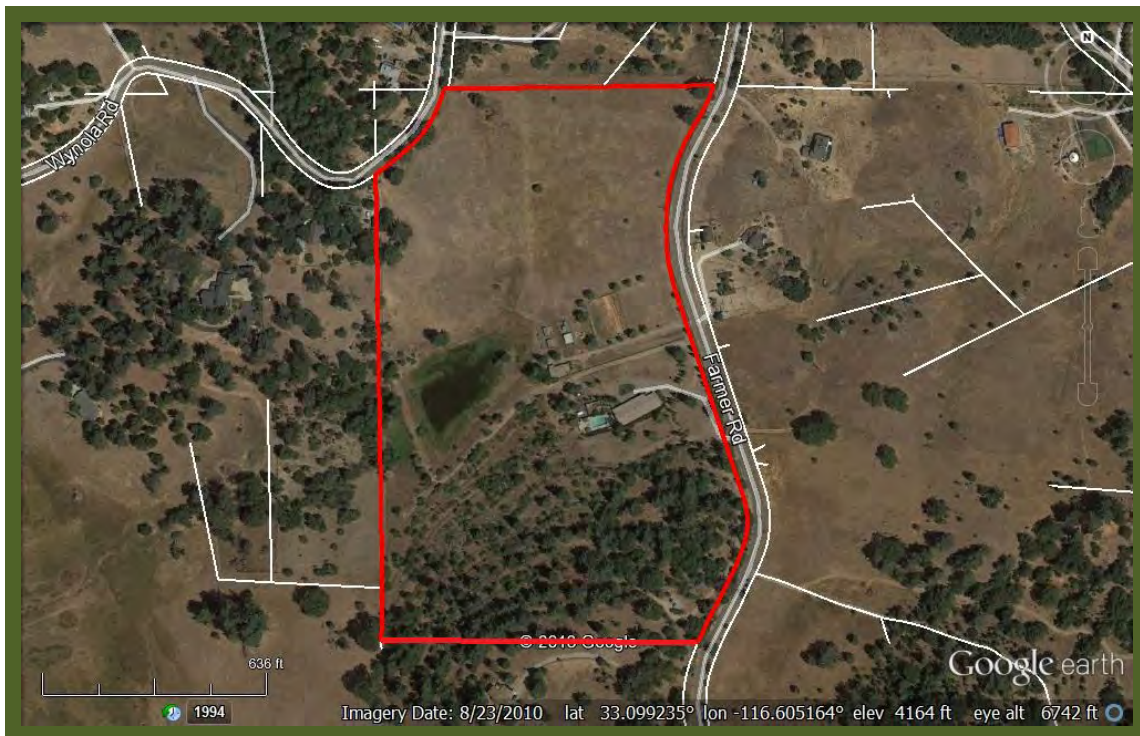
Off Market Date:

Sold Price:



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PROPERTY DESCRIPTION



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250-010-2600
1478 Farmer Road
Julian, CA 92036



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INTRODUCTION & OVERVIEW

Farmer Road Ranch is a **26.89 Acre** estate property in the heart of San Diego's favorite backcountry destination. This landmark legacy property is only minutes from Julian and located across Wynola Road from the Julian wine region. This special property has arguably one of the most desirable locations in the entire Julian area.

The property is set up for livestock, features a large pond and a sizable apple orchard. Several outbuildings are available for a variety of animals, both large and small.

The classic ranch style, UBC modular home measures 2,632 square feet, including 3 spacious bedrooms, 3 bathrooms, and a large attached garage. The attractive exterior of the ranch style home is complimented by a newer synthetic tile roof. The grounds are completely fenced and the entrance secured by an electric gated.

The interior of the home features an open floor plan, vaulted ceilings, and tri-pane windows. The capacious living area is set up perfectly for entertaining; a large galley kitchen, beautiful pool, built-in spa, and outside barbeque and fireplace area. One bedroom can be utilized as a separate living unit.

Utilities to the property include public power, phone, septic waste system, and a high-quality deep water well.

There are many possible uses for the all usable terrain, including a vineyard or orchard.

NATURAL SETTING

This dreamlike setting is surrounded by thousands of acres of woodlands, grasslands, and forest – the foreground view to the north and east from the main entrance into the home is Volcan Mountain sloping down to the Santa Ysabel Open Space Preserve. Ancient oaks, Coulter pines and rock formations in the general area give this site aesthetic appeal and character. The surrounding area is sparsely populated with large ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION



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Tourism and agriculture are still the dominant economic activity in the Julian area. Horse and cattle ranches are the backdrop for the landscape of light residential development. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. This beautiful site is located a short distance off of State Highway 78, with major shopping about 40 minutes driving time.

Recreation & Lifestyle

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch - which is presently undergoing a 50 million dollar renovation, and Borrego Springs, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 2500102600

Report generated 2/19/2014 6:09:29 AM

Staff Person: _____

Zoning & General Plan Information

APN: 2500102600

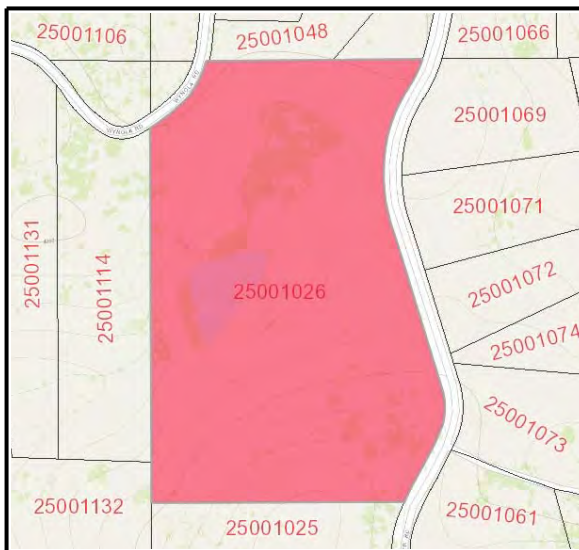
Legal Lot: _____

Community Plan: Julian

Planning Group:

Regional Category: Rural

General Plan Designation: RURAL LANDS (RL-40)
1 DU/40 AC



Parcel highlighted in red

KEEP THIS FORM AND BRING IT WITH YOU EACH TIME YOU VISIT THE ZONING COUNTER FOR

ZONE		
USE REGULATIONS	A72	
ANIMAL REGULATIONS	O	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	8AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	C
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	-	

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X	
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X									X		
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X																X	
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																			X	
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X			
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
(See Note 2)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP											X			X												
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X		
	Grazing Only																			X	X						
(d) Horse keeping (other than Animal Sales and Services; Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	½ acre plus by ZAP	X	X	X																							
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	ZAP Required	X	X	X																							
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X			
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X		
	25 maximum by ZAP	X	X	X																							
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X		
	Permitted							X	X	X					X	X									X		
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X						
	100 maximum							X	X	X	X	X					X						X				
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X				
	Permitted													X	X	X								X	X		
(i) Racing Pigeons	100 Maximum										X	X											X				
	100 Max 1/acre plus																X										
	Permitted												X	X	X	X	X							X	X		
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																											
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Moderate			X			X			X																		
Least Restrictive				X			X			X															X		

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)