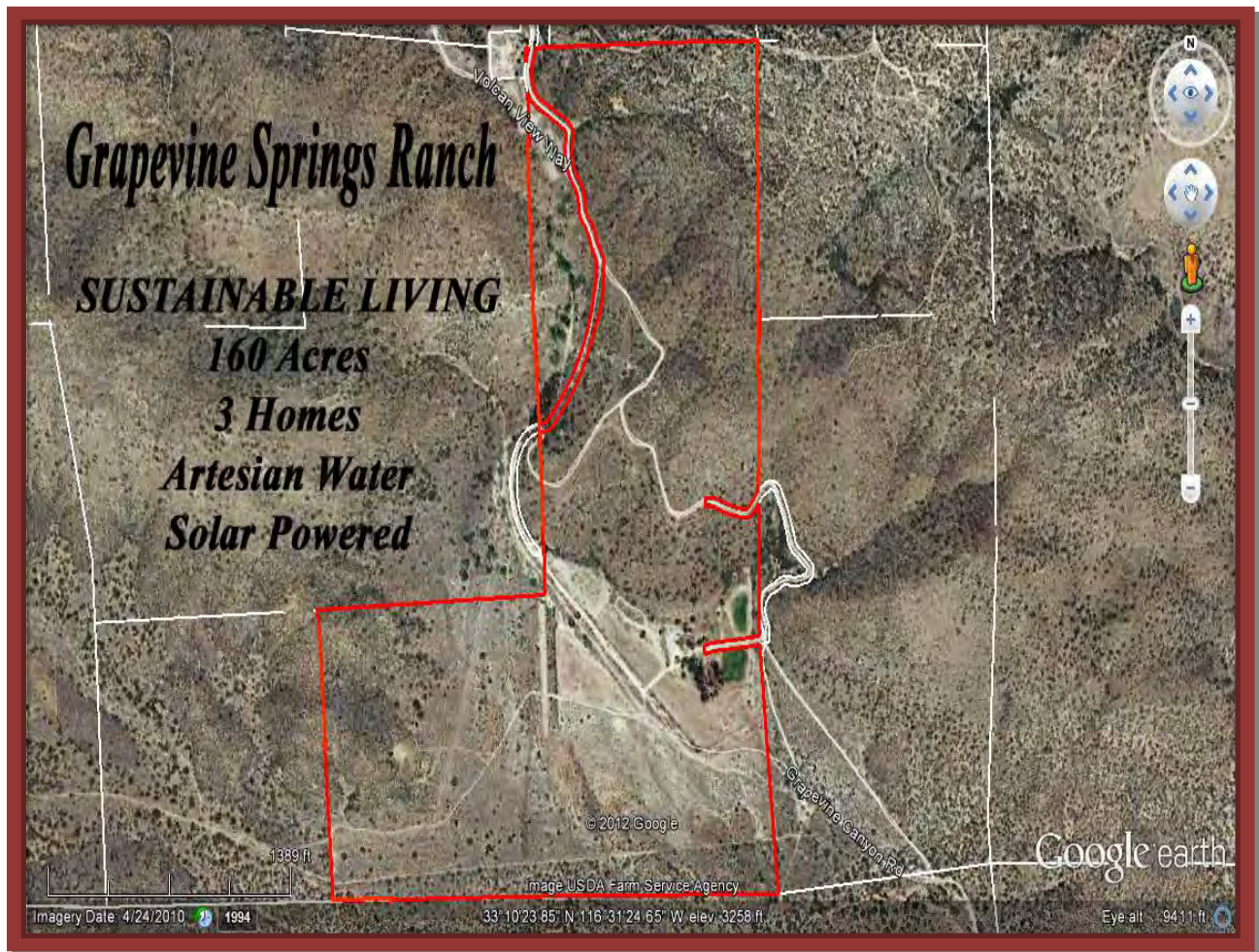




PROPERTY REPORT

ADDRESS: 37620 GRAPEVINE CANYON ROAD, RANCHITA, CA 92066

DESCRIPTION: 160 acre **GRAPEVINE SPRINGS RANCH** offers a rare opportunity to live an entirely self-sustaining lifestyle. This landmark ranch features a very usable landscape with artesian water springs located at the highest point on the property - a gravity fed water system. A stand-alone solar system powers homes on the property. This legendary ranch is home to the Grapevine Star Gold Mine.

PRICE: \$599,000

APN: 196-320-0800

MLS: 140011728

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



HISTORIC
GRAPEVINE SPRINGS
RANCH

SUSTAINABLE LIVING
ON
160 ACRES

- **160 ACRES**
- **3 HOMES**
- **WORKSHOP**
- **ARTESIAN WATER SPRINGS**
- **SOLAR POWERED**
- **USABLE TERRAIN**
- **GRAPEVINE STAR GOLD MINE**



CREB#01109566
 NMLS#243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
 Santa Ysabel, CA 92070

Bree@Donn.com
 Www.DONN.com

We Know The Back Country!



Grapevine Star Gold Mine



Artesian Spring-fed Pond

GENTLEMAN'S RANCH EQUESTRIAN FACILITY VINEYARDS & ORCHARDS

Points of Interest



- **BEAUTIFUL VIEWS**
- **SURROUNDED BY OPEN SPACE**
- **USABLE LAND**
- **PRIVATE**
- **PASTURES**
- **PLOTS FOR VINEYARDS & ORCHARDS**
- **GREENHOUSE AND OTHER OUTBUILDINGS**
- ***SELLER FINANCING AVAILABLE***



[Media Link](#)

WalkScore



Lot Size: **20+ AC**

Acres: **160.000**

Detached

MLS #: **140011728**

APN: **196-320-08-00**

Address: **37620 Grapevine Canyon Rd**

City: **Ranchita, CA**

Bedrooms: **4**

Optional BR:

Total BR: **4**

Est.SqFt: **800**

Year Built: **1967**

Age Restrictions: **N/K**

Sign on Property: **Y**

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

Full Baths: **3**

Half Baths: **0**

Total Baths: **3**

Zoning: **A72**

Pets: **Yes**

LP: **\$599,000**

Orig.Price: **\$599,000**

List Date: **03/05/2014** MT:

OMD: AMT: **0**

COE:

Possession:

Unit#/Space#:

Zip: **92066** MapCode: **0410A1**

Community: **Ranchita**

Neighborhood: **Grapevine Canyon**

Complex/Park:

Cross Streets: **Montezuma Valley o**

Jurisdiction:

Water District:

School District:

REMARKS AND SHOWING INFO

160 acre GRAPEVINE SPRINGS RANCH offers a rare opportunity to live an entirely self-sustaining lifestyle. This landmark ranch features a very usable landscape with artesian water springs located at the highest point on the property - a gravity fed water system. A stand-alone solar system powers homes on the property. This legendary ranch is home to the Grapevine Star Gold Mine.

Directions to Property:

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cash, Seller May Carry**

Assessments:

SITE FEATURES

Approx # of Acres: **160.000**

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: **20+ AC**

Lot Size Source: **Assessor Record**

Water: **Well on Property**

Sewer/Septic: **Septic Installed**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code: **0**

Miscellaneous:

View: **Mountains/Hills, Panoramic, Valley/Canyon**

Topography: **Canyon/Valley, Level, Rolling**

Boat Facilities:

Frontage Length:

Frontage: **Open Space**

Land Use Code:

Add'l Land Use: **Ranch/Farm**

Site:

Prop Restrictions: **None Known**

Structures:

Complex Features:

Parking Garage: **Detached**

Parking Garage Spaces: **2**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Partial, Gate, Cross Fencin**

MLS#: 140011728

37620 Grapevine Canyon Rd

LP: \$599,000

APPROX ROOM DIMENSIONS

Living Room: **16x10**
 Dining Room: **10x10**
 Family Room: **0x0**
 Kitchen: **10x8**
 Breakfast Area:
 Master BR: **10x9**
 Bedroom 2: **9x8**
 Bedroom 3: **10x10**
 Bedroom 4: **8x8**
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
1 Story		Bedroom(s) Entry Level
Approx Living Space	Floor Coverings	Dining Room
		Master Bdrm (2)
Source of Square Feet		Office
Assessor Record		Workshop
Interior Walls	Fireplaces	
	Fireplace Location	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
	N		
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		Propane
Construction		Security	Laundry Location
Built on Site	Units in Bldg		Outside
Exterior	Exclusive Use Yard	Cooling	Equipment:
Brick, Stone		Wall/Window	Shed(s), Solar Panels,
Roof	Patio		Refrigerator
Composition		Heat Source	
Guest House	Pool	Wood	
Detached, Other/Remarks	N/K		
Guest House ESF:	Pool Heat	Heat Equipment	
		Fireplace	
Entry Level Unit			
3 Stairs/Steps to Entry			
N			

MANUFACTURED/MOBILE HOME OPTIONS

Lenght x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Tax Rolls:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

Sustainable living on 160 acres: 3 homes, workshop, artesian water springs, solar powered, usable terrain, Grapevine Star Gold Mine, beautiful views, surrounded by open space, usable land, private pastures, plots for vineyards & orchards, greenhouse and other outbuildings, seller financing available!

Grapevine Springs Ranch

SUSTAINABLE LIVING

160 Acres

3 Homes

Artesian Water

Solar Powered

Volcan View Way

Grapevine Canyon Rd

© 2012 Google

Image USDA Farm Service Agency

1389 ft

33° 10' 23.85" N 116° 31' 24.65" W elev. 3258 ft

Google earth

Imagery Date: 4/24/2010 1994

Eye alt 9411 ft

Grapevine Star Gold Mine

Springs and Ponds

Homes

Pastures

Vineyards and Orchards

Grapevine Canyon Rd

Image USDA Farm Service Agency

© 2012 Google

Google earth

748 ft

33°10'23.58" N 116°31'24.03" W elev 3253 ft

Eye alt 6664 ft

Imagery Date: 4/24/2010 1994

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- A FindTheBest Site

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Grapevine Star Mine: California, United States

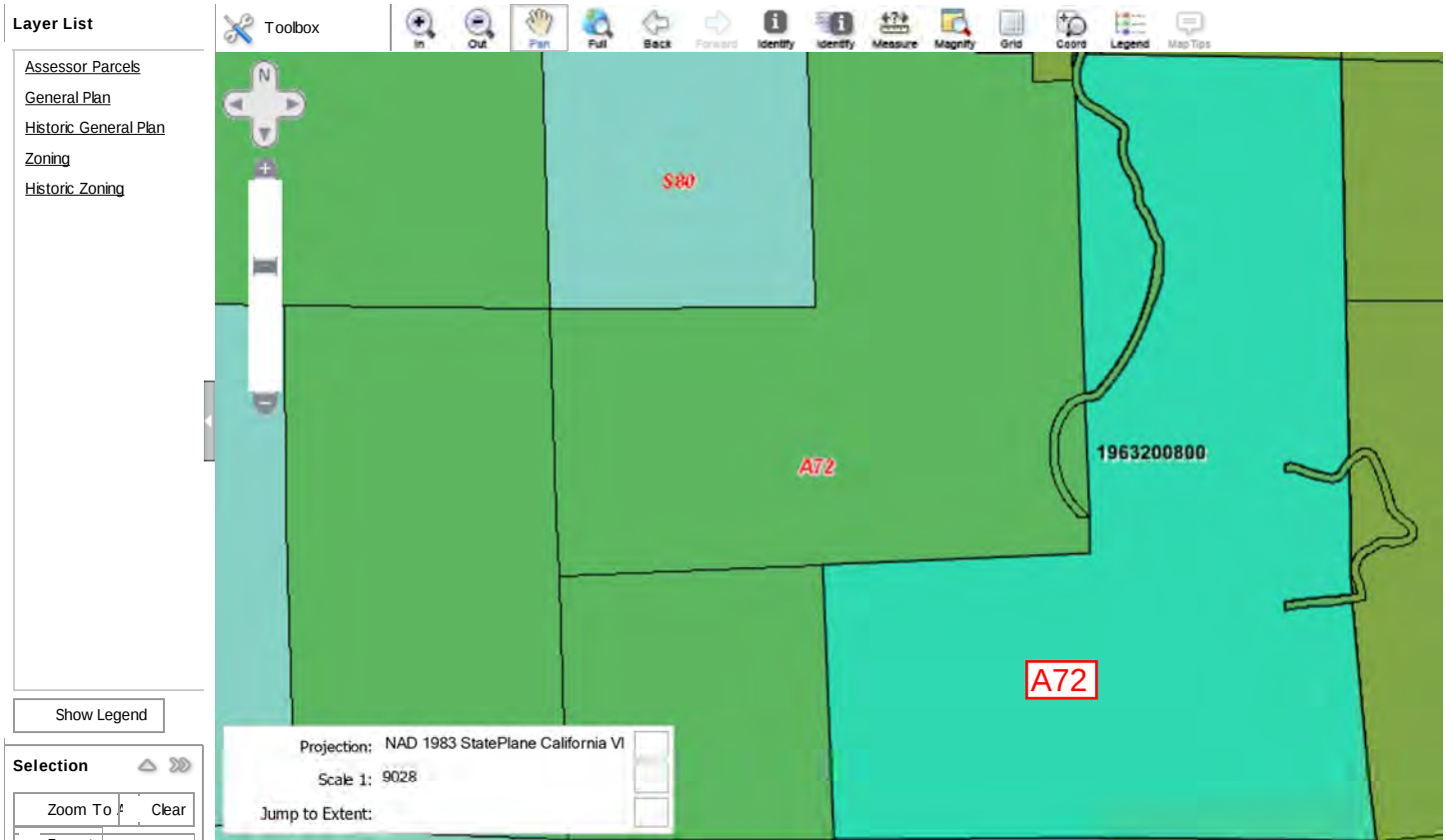
DETAILS	
Site Name	Grapevine Star Mine
MRDS ID	W024802
MAS ID	60730200
Deposit ID	10141190
GEOGRAPHIC LOCATION	
County	San Diego
State or Province	California Compare California Mines Deposits
Region	NA
Country	United States Compare United States Mines Deposits
Latitude	33.177799
Longitude	-116.524002
COMMODITIES	
Commodity Type	Metallic
Primary Commodities	Gold

SITE CHARACTERISTICS	
Operation Type	Underground
Development Status	Past Producer
Previous Names	Dewey Group; Ready Relief
Reporter	Rumsey, Clayton M.
References	{Deposit:: CALIF. STATE MINING BUR. REPORT, V. 14, 1913, P. 648.}[Deposit:: CALIF. DIV. MINES AND GEOL. COUNTY REPORT 3, 1963, NO. 200.}[Deposit:: P. 149.]

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County Of San Diego, DPLU - General Plan Update



196-320-0800

Attribute	Value
OBJECTID	1709
USEREG	A72
ANIMALREGS	O
DENSITY	-
LOT	8AC
BUILDTYPE	C
MAXFLR	-
FLRAREARATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPENSOURCE	-
SPECIALREGS	-
PUSEREG	-
PANIMALREGS	-
PDENSITY	-
PLOT	-
PBUILDTYPE	-
PMAXFLR	-
PFLRAREARATIO	-
PHEIGHT	-
PCOVERAGE	-
PSETBACK	-
POPENSOURCE	-
PSPECIALREGS	-
P2USEREG	-
P2ANIMALREGS	-
P2DENSITY	-
P2LOT	-
P2BUILDTYPE	-
P2MAXFLR	-
P2FLRAREARATIO	-
P2HEIGHT	-
P2COVERAGE	-
P2SETBACK	-
P2OPENSOURCE	-
P2SPECIALREGS	-
USEREGS	A72
ADOPTDATE	
CASE_NO	-
ORDINANCE_NO	-
CHANGE	D

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2725 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales

Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)