



KOREK LAND COMPANY, INC.



New Lower Price

Must Sell!

~303 ACRES
RECHE CANYON, CA
(COUNTY OF RIVERSIDE)

LOCATION: The Property fronts Reche Canyon Road in Riverside County (92324) near Colton. The northern edge of the property is at the Riverside / San Bernardino County line. Convenient to I-10 and I-215. See maps. [Click Here](#) to view Property video.

APN/SIZE: APN's 259-060-002; 259-080-006, 008 & 009; 259-090-005; 259-100-032, 033 & 034 = 303± acres. (the "Property"):

TOPO: The topography varies from generally flat to rolling to hilly in the back portions of the Property. All quite manageable.

ZONING: R-A-5 and R-A-20 (Residential Agricultural 5 / 20 acre minimum). **LAND USE DESIGNATION:** RR (Rural Residential – 5 acre minimum) and RM (Rural Mountainous – 10 acre minimum). [Click Here](#) for County Parcel(s) Report. Tentative Tract Map #33614 with more than 100 view oriented, large custom home lots was previously filed and processed with the County of Riverside.

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

UTILITIES: Available in the area. A septic system would provide sewer. We understand there is an old water well on site. Adjacent property has two successful operating water wells. There is a Water Wheeling Agreement.

POTENTIAL: This works as a developer's ideal custom-home program or for the investor's hold for investment or future development portfolio. New product on view lots would achieve higher prices than the area's ~\$500,000 medium-resale-home price. Great territorial views. Quaint area and very private. Also suitable for a retreat, private school or religious facility.

PRICE: Reduced to about half of original price! **Now only \$1,599,000;** Motivated Seller - **Make an Offer!**

CONTACT: Larry D. Lynch – CalDRE 01180573 at larry.lynch@korekland.com or (310) 919-7803 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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