

TWIN CREEK RANCH

AGUANGA VALLEY, CA 92536

12 MILES EAST OF TEMECULA, IN RIVERSIDE COUNTY, CALIF.
½ MILE FRONTAGE ALONG HWY 79 - (SHOWN BY APPOINTMENT ONLY)

OFFERED AT \$6,695,000

486 ACRES: 10 LEGAL PARCELS WITH 10RR ZONING
BORDERS CLEVELAND NATIONAL FOREST
NORTH AND BELOW MOUNT PALOMAR
(2000FT ABOVE SEA LEVEL)

ABUNDANT WATER – 6 WELLS: 400-1000 GPM
TWO RESERVOIRS – ALONG THE CREEK
BOTH TEMECULA CREEK AND COTTONWOOD CREEK
RUN THRU THE PROPERTY – 74 ACRE (APPROX) RIPARIAN AREA

220+ ACRES FARMLAND
EXTENSIVE UNDERGROUND 6" IRRIGATION LINES
HISTORIC INCOME FROM: GARLIC & GARLIC SEED CROPS,
HEIRLOOM TOMATOES & TOMATILLOS, CUCUMBERS,
ARTICHOKES, WATERMELLON, OATS AND MORE.

4800 SQFT CROP BARN – CLIMATE CONTROLLED WITH CEMENT FLOOR
THREE PHASE AND 220 ELECTRIC; 12 FOOT ROLL-UP DOORS; 22' CEILING

12 STALL HORSE BARN
10 ACRE FENCED GRAZING PASTURES WITH NEWER HORSE-TACK SHEDS

HUGE ROPING ARENA (160' X 300') WITH 25KW LIGHTING
ARENA OBSERVATION BUILDING & CANTINA RESTAURANT FACILITIES
PAST & PRESENT COMMUNITY EVENTS: 2009 - 2014 COWBOY DAYS,
WEDDINGS, HIGH SCHOOL RODEOS, PRIVATE PARTIES FOR 500++.

TWO HOMES: **MAIN HOME:** RANCH COTTAGE (2 BED & 2 BATH)
 GUEST HOUSE ON HILL WITH VIEW (3 BED & 2 BATH)

HISTORIC BUTTERFIELD STAGE COACH STOP
EXISTING 1858 - 1958 MONUMENT AND ORIGINAL BUILDING EXIST

* * * THIS WONDERFUL RANCH & FARM PROPERTY IS FULL OF POTENTIAL FOR THE
FUTURE. A VERY FUNCTIONAL LANDSCAPE THAT HAS HAD MULTIPLE USES WITH
DIVERSE INCOME. PRIVATE SITES AND HWY FRONTAGE WITH ABUNDANT WATER.

WWW.TWINCREEKRANCH79.COM

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