

# 47258 Lower Ranch Rd., Aguanga

APN 583-310-015-MLS#: SW26012974

Fruit Grove/Grape Vines with Finished Agricultural Building

Contact: Caren Mohill Smith - [Caren.DCHRealEstate@gmail.com](mailto:Caren.DCHRealEstate@gmail.com) – 951.491.5409

DRE Lic# 022367236 – DCH Real Estate DRE#: 01885202

- 20+ Acres
- Zoned R-R
- <20 miles fr. Temecula
- Views & Privacy
- Well (3.5 GPM)
- Grid Electric & Solar Services
- 12'x24' Finished Agricultural building
- 8'x14' Ag Bldg "Well House"
- 4'x6' Generator House
- 10'x12' pavilion
- 24' Travel Trailer
- Primary/secondary electrical
- Several electrical outlets
- 5,000 gal. Water holding tank gravity fed to trees & grapes
- About 4,000 of 1.5" & 2.0" of Waterlines
- Booster pump for Ag Building
- 45 Water Outlets
- Several Electrical Outlets
- Primary & Secondary Electrical
- Chain link fence w/ 8' gate to W property (~1,250')
- Chain link fence w/ 8' gate to W property (~1,250')
- Chain link fence w/ 8' gate to N preserve (~750')
- 3 rail vinyl fence (~750') w/ 2x8' gate to S frontage (main entry) & 8' gate to S frontage (utility gate)
- Frontage lined trees of CA Pepper (750'+)
- Fruitless Plum & CA Pepper tree lined driveway (500'+)
- 300+ trees (~70 fruit)
- 40 Table Grape Vines

## —Entry slope trees:

- \*Mexican Bird of Paradise
- \*CA Pepper
- \*Pastach
- \*Pine
- \*Eucalyptus

## —Elsewhere

- \*Jacaranda
- \*Silk
- \*Ash
- \*Crepe Myrtle
- \*CA Live Oak
- \*Fruitless Mulberry
- \*Indigenous Jojoba
- \*Indigenous Sumac

## —Orchard

- \*Plum
- \*Cherry
- \*Apple
- \*Pear
- \*Peach
- \*Apricot
- \*Nectarine
- \*Persimmon
- \*Olive
- \*Mulberry
- Almond
- Pistachio

## —Agricultural Building Area

- \*10 Monterey Pines
- \*CA Live Oak
- \*3 Pomegranate
- \*Indigenous Jojoba
- \*Indigenous Sumac

- 300+ Solar lighting
- Bench swing
- Graded "party pad"
- Graded parking area by "party pad"
- 2 Storage containers
- 2 Bee boxes
- 2 Citrus trees
- 1 Horse Corral
- 2 50'x50' Cattle Corral