

126 ACRES - RV PARK, VETERINARY, AGRICULTURE OR RECREATION SITE

FOR SALE: \$378,000

- One Working Well & Electricity
- Site is Fully Fenced
- 2.6 Miles South Of Ocotillo State Vehicular Recreation Area
- Previously An Alfalfa Farm

SELLER FINANCING AVAILABLE



SUBJECT PROPERTY
6387 Split Mountain Rd

**OCOTILLO WELLS STATE
VEHICULAR
RECREATION AREA**

SALTON SEA

**SONNY BONO SALTON
SEA NATIONAL WILDLIFE
REFUGE**

FOR ADDITIONAL INFORMATION:



COMMERCIAL REAL ESTATE SERVICES

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com

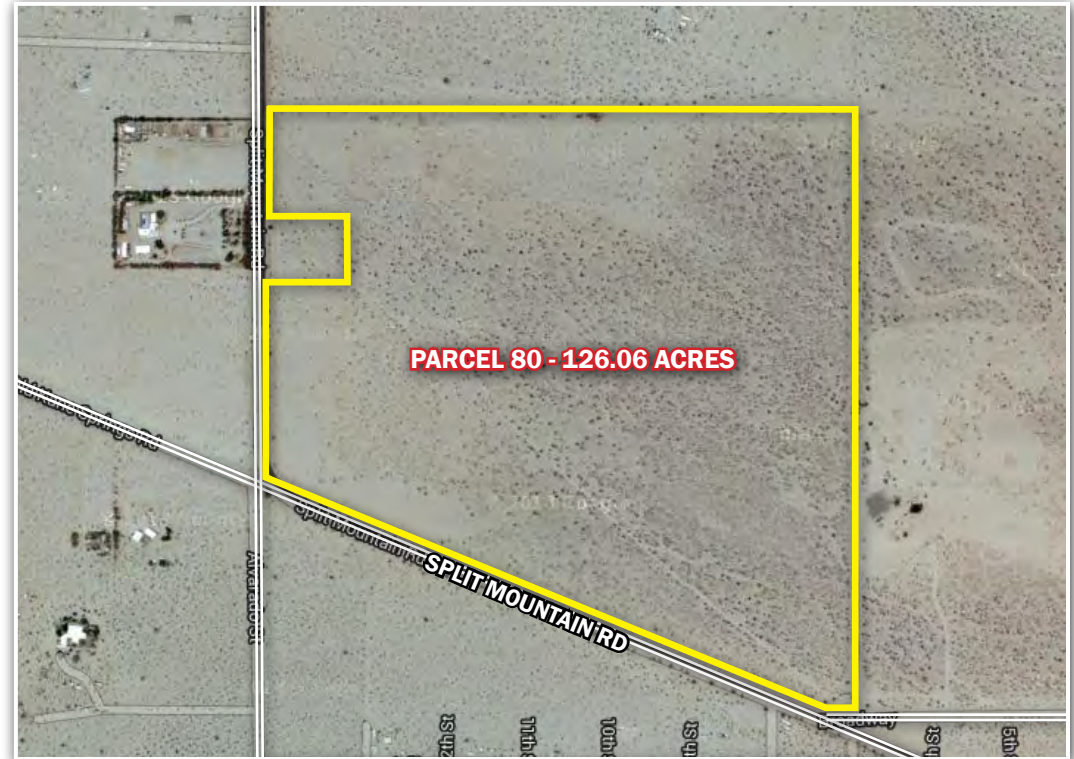
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760.929.9700
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

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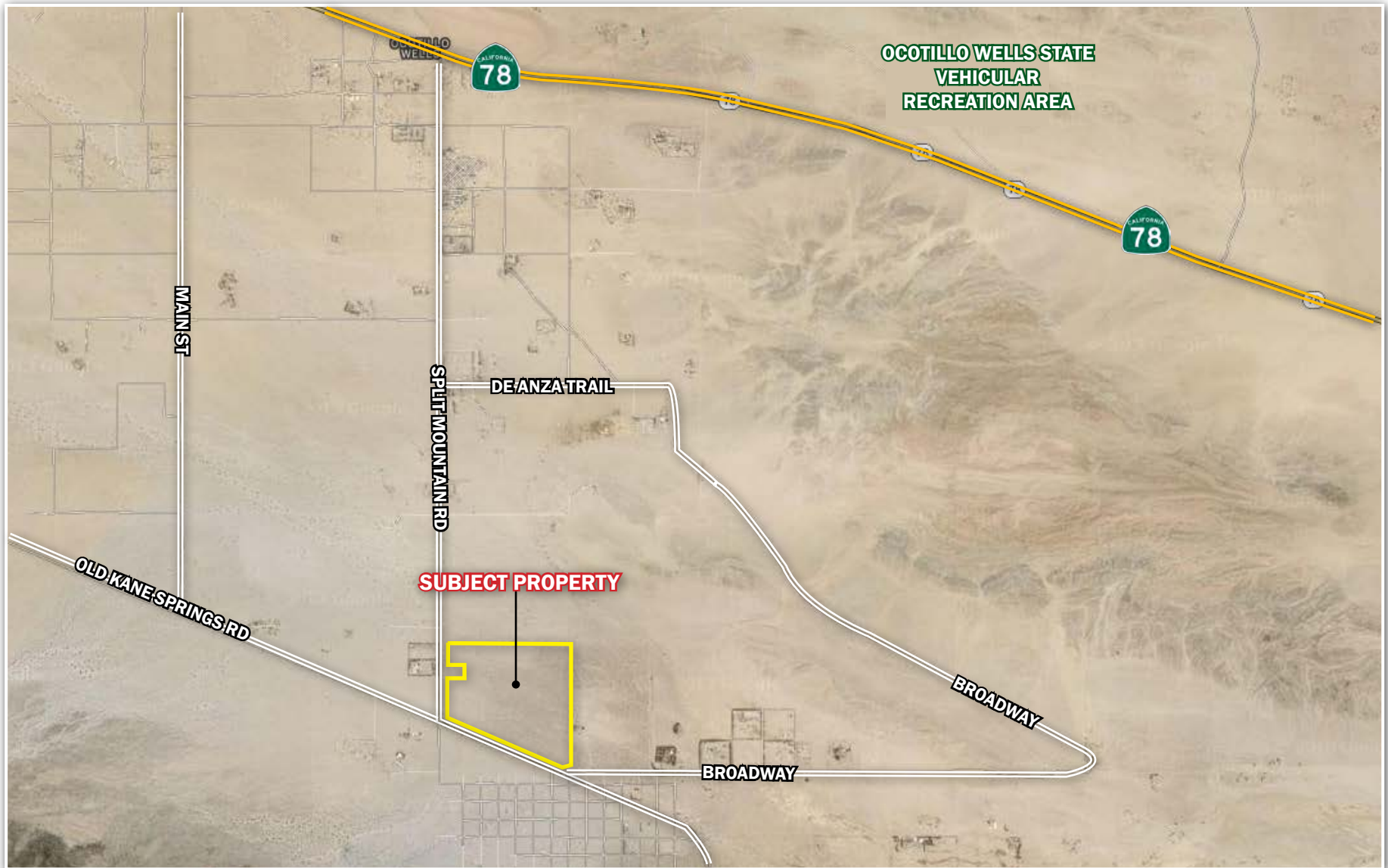
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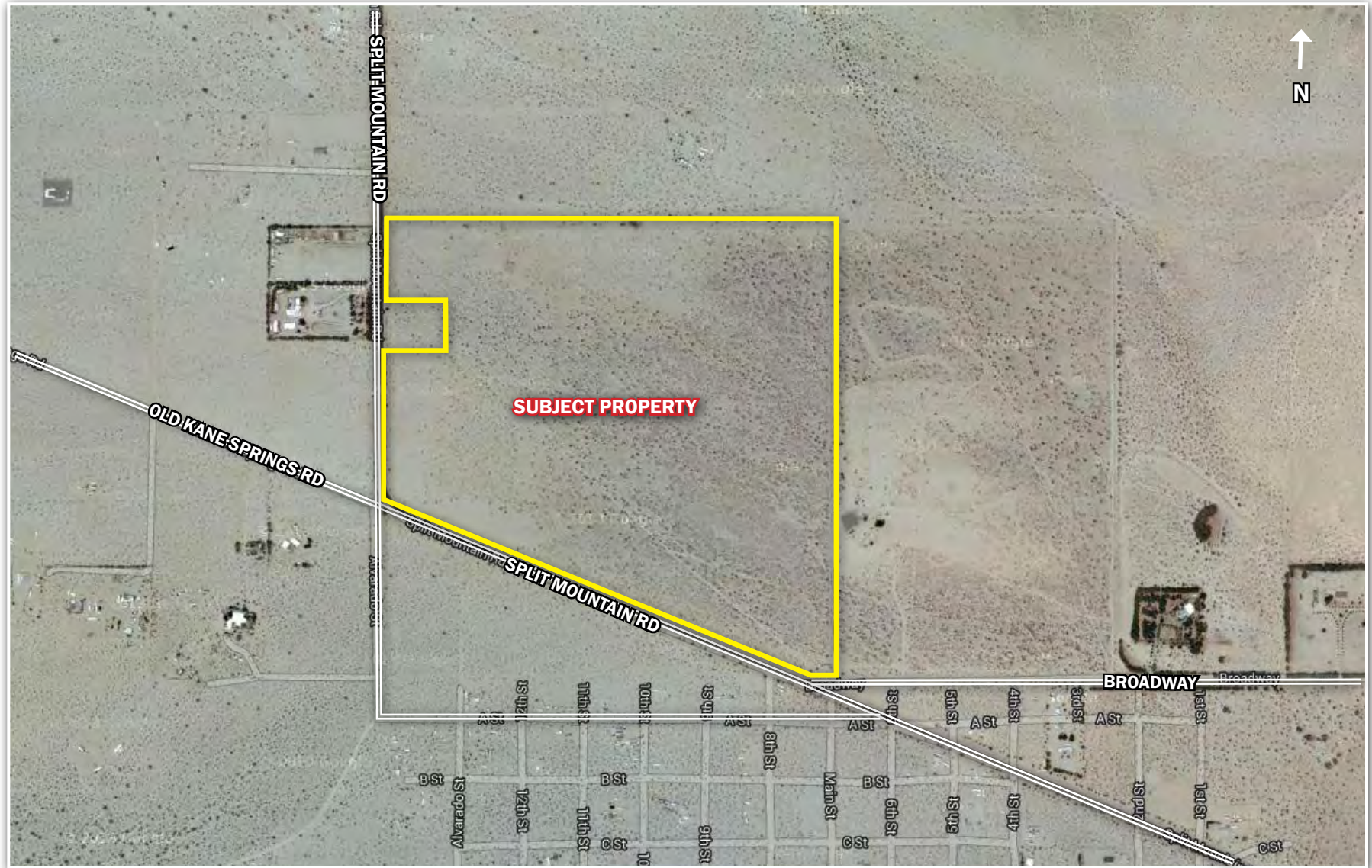
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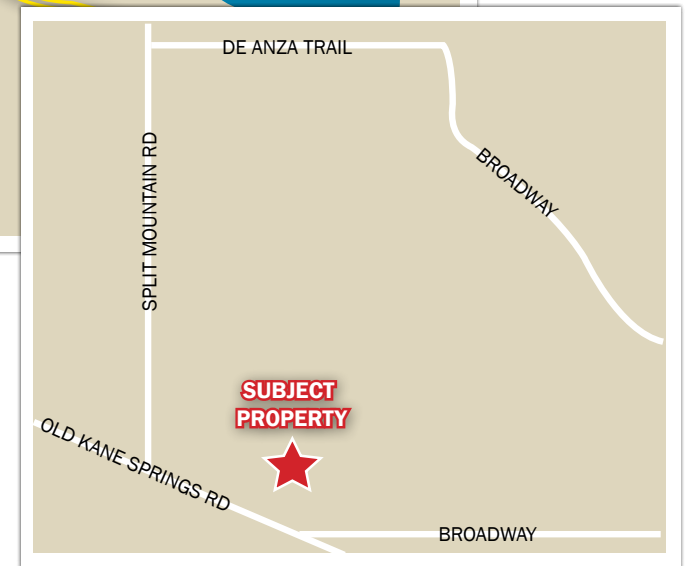
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LOCATION MAP



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PROJECT INFO

Project Summary:	The subject property includes one legal buildable, tax assessor parcel of vacant land located at the northeast corner of Split Mountain Rd and Old Kane Springs Rd near Highway 78 in Ocotillo Wells an eastern portion of the Borrego Springs area of California.
APN:	253-220-80-00
Land Size:	Parcel 80 - 126.06 Acres
Topography:	Flat and usable
Jurisdiction:	County of San Diego
Services:	Water - One working well Electricity - Imperial Irrigation
Security:	Entire site is fenced
Local Attractions:	Anza Borrego State Park Fish Creek Geological Site Ocotillo Wells State Vehicular Recreation Area Salton Sea State Recreation Area Sonny Bono Salton Sea National Wildlife Refuge
Potential Use:	Vehicular Recreation, Single Family Residential, Veterinary (minor use), Agriculture, Campground/Resort (major use)
General Plan:	RL-40: Rural Lands (1 DU/40 Acres)
Zoning:	S-92 CLICK HERE TO VIEW S-92 ZONING CLICK HERE TO VIEW RV PARK REGULATIONS
Asking Price:	\$378,000 (Seller will finance)



FOR ADDITIONAL INFORMATION:

LEE &
ASSOCIATES

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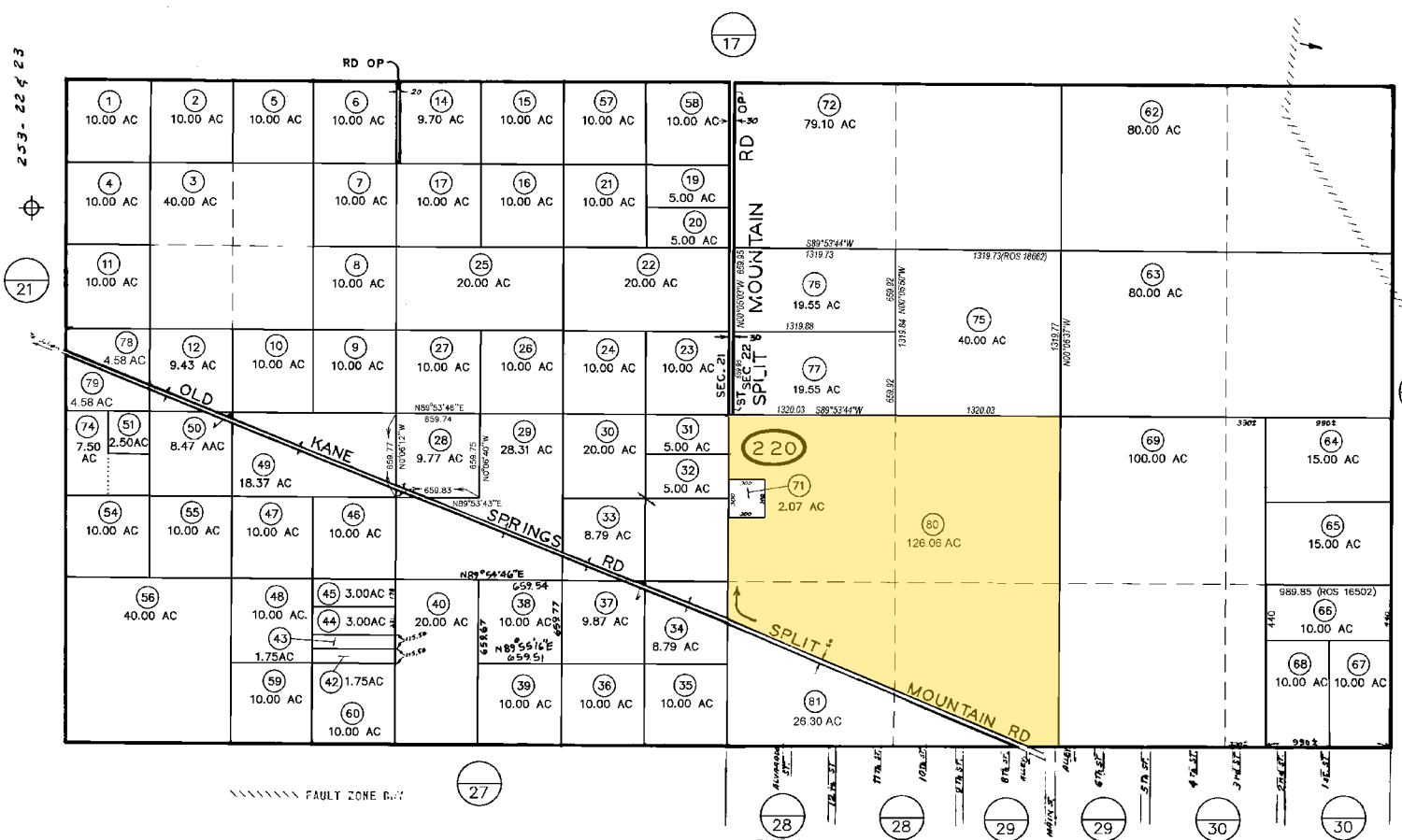
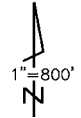
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PLAT MAP

253-22



11/8/2005 SM

CHANGES				
BLK	OLD	NEW	YR	CUT
220	5	1522	72	5806
	24	1522	73	5983
	61	72, 73	79	2109
	12, 13	SPRINGS ST OP	94	5529
	32, 46, 55	74	96	1468
	73	75-77	01	1787
	13	78&79	04	1529
	70	80&81	08	2046

S.V.B.
12-13-76
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 253 PAGE 22

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 21 - T12S-R8E
SEC 22 - T12S-R8E
ROS 13309,16071,16502,18662

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