



OFFERING MEMORANDUM



Campo Land - Highway 94

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Executive Summary

- Property: 513.3 Acres of Agricultural Land
- Zoning: S92
- Asking Price: \$999,000

Highlights:

- USDA Eligible
- Mixed Uses
- Rolling topography ideal for farming/ranching
- Excellent long-term investment potential

Property Description

- APN 657-070-07-00
- Vacant Undeveloped Land
- Sub: Agricultural, Ranch, Residential
- 22,357,605 sqft Lot / 513.26 Acres
- Municipality - Mountain Empire
- School District – Mountain Empire Unified

Location Overview

- CA-94 Campo, CA
- GPS Lat: 32.610324 | Long: -116.378072
- Adjacent to Campo Indian Reservation
- Residential and ranch properties close by
- Close to Tierra Del Sol popular for camping and off-roading

Property Lines Overview



Zoning & Permitted Uses

- S92 – General Rural Residential & Agricultural
 - Family Residential
 - Civic Use
 - Essential Services
 - Fire Protection Services
 - Law Enforcement Services
 - Agricultural Use
 - Horticulture
 - Tree Crops
 - Row & Field Crops
 - Limited Packing & Processing
- Animal Regulations – W
 - Horse Keeping
 - Specialty Animal Raising, i.e. Bees
 - Racing Pigeons
- Allows Feed Lot for cattle

Permitted uses subject to limitations. Other permits may be required. Refer to S92 General Use document.

S92 Zoning & Permitted Uses (cont)

- Commercial Use
 - Animal Sales & Services
 - Recycling Collection Facility
 - Small Boutique & Limited Wholesale Wineries

Permitted uses subject to limitations. Other permits may be required. Refer to S92 General Use document.

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