



Media: 5

Lot/Land Status: **Active** LP: **\$168,000**
 MLS #: **090067916** SP: Orig.Price: **\$168,000**
 APN: **410-030-21-00** List Date: **09/16/2009** MT: **121**
 Listing Type: **Exclusive Right (R)** EO: **N** LS: **N** AMT: **121**
 Ownership:

CBB\$: CBB%: **2.50%** CVR: **N** Court/Lndr Apprvl Needed: **N**
 Address: **28557 Old Hwy 80** Possession:
 City: **Pine Valley** Lot Size: **10+ to 20 AC**
 Parcel Map #: **10-03** Acres: **14.00**
 Tentative Parcel Map #: Zip: **91962** MapCode: **1237B5**
 APN #2: **410-030-19-00** Neighborhood: **PINE VALLEY**
 APN #3: Complex/Park: **Pine Valley**
 APN #4: Jurisdiction:
 Water District: **PHM** Cross Streets: **Pine Creek Road**
 School District:
 Age Restrictions: **N/K** Zoning:
 Sign on Property: **N** Prop.Mgmt.Co:
 Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

Site has potential for mitigation. This opportunity is to purchase a conservation easement. The area of potential easement includes mixed chaparral, mixed oak/coniferous/bigcone/coulter and red shank chaparral habitat.

Confidential Remarks: Please contact agent for additional details about this transaction. Owner would also consider sale of home and outbuildings to serious buyers. Cost of home would be negotiated separately and in addition to cost of easement.

Directions to Property: Contact agent to see property.

Showing Instructions: Contact agent.

Occupied: Vacant Occupant: Wildlife habitat Occupant Phone: 000-000-0000

Mandatory Remarks: , None Known

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Ann Van Leer (623973)** Agent Phone: **(858) 452-2027** Add'l Phone:
 2nd Agent: 2nd Agt Phone: 2nd Add'l Phone:
 Listing Office: **Land Conservation Brokerage** Office Phone: **(858) 442-0937** Broker Office ID: **67229**
 Email: **annvanleer@san.rr.com** Fax: **(858) 452-7419** Pager:

SOLD INFORMATION

Off Market Date: Close of Escrow: Expiration Date: **12/31/10** Sale Price:
 Selling Agent #: Selling Agent Name: SA Phone: Financing:
 Selling Office #: Selling Agent Office: SO Phone:
 Concessions:

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00** Paid: HO Fees Include:
 Other Fees: **\$0.00** Paid: Other Fees Type:
 CFD/Mello Roos: **\$0.00** Paid: **N/K**
 Total Monthly Fees: **\$0** HOA: HOA Phone:
 Assessments:

Terms: Other/Remarks

MLS#: 090067916

28557 Old Hwy 80

LP: \$168,000

SITE FEATURES

Approx # of Acres: **14.00**

Water: **Other/Remarks**

Approved Plan:

Approx Lot SqFt:

Highest Best Use:

Approx Lot Dim:

Lot Size: **10+ to 20 AC**

Sewer/Septic: **Other/Remarks**

Current Use:

Land Use Code:

Additional Land Use: **Other/Remarks**

Animal Designator Code:

Frontage Length: **0**

Frontage: **BLM/National Forest**

Boat Facilities:

Fencing: **Partial**

Lot Size Source: **Title Company**

Irrigation: **N/K**

Pool:

View:

Pool Heat:

Development:

Topography: **Mountainous, Slope Steep, Slope Gentle**

Prop Restrictions Known:

Structures:

Site:

Complex Features:

Miscellaneous:

Utilities Available: **N/K**

Utilities to Site: **N/K**

SUPPLEMENTAL REMARKS