

# SAN DIEGO MOUNTAIN RANCH



VIEW FROM THE SAN DIEGO MOUNTAIN RANCH

## *Leave a Legacy*

*Twelve parcels*, varying in size from 12.53 acres to 203.99 acres, make up the beautiful San Diego Mountain Ranch. Parcels include oak woodlands, willow woodlands, chaparral and riparian habitat. The ranch is located in an area of hills, valleys and level to gentle slopes north of and adjoining Highway 94. Part of Miller Creek, which runs most of the year, drains across the northern end of the property.

*Conservation Buyers* will note the ranch is part of the north-south La Posta habitat linkage, a landscape corridor within the Las Californias Binational Conservation Initiative Planning Area, an area designated as critical to supporting connectivity of the Cleveland National Forest with

Bureau of Land Management lands along the U.S. Mexico border.

*Mitigation Buyers* will note the federally endangered arroyo toad has been documented in Miller Creek and the property supports potential habitat for the federally endangered Quino checkerspot butterfly, which has been found on public lands nearby.

*Historians* will note the property contains a home reputedly built by and for John D. Spreckels as his country retreat. The San Diego and Arizona railroad built by Spreckels traverses the property. Nearby property has served as 'North Pole' for the Pacific Southwest Railway Museum which runs its historic trains from the nearby Campo Depot.

**1,036 ACRES  
MILLER CREEK VALLEY  
CAMPO AREA  
SAN DIEGO COUNTY**



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4079 GOVERNOR DRIVE, #330  
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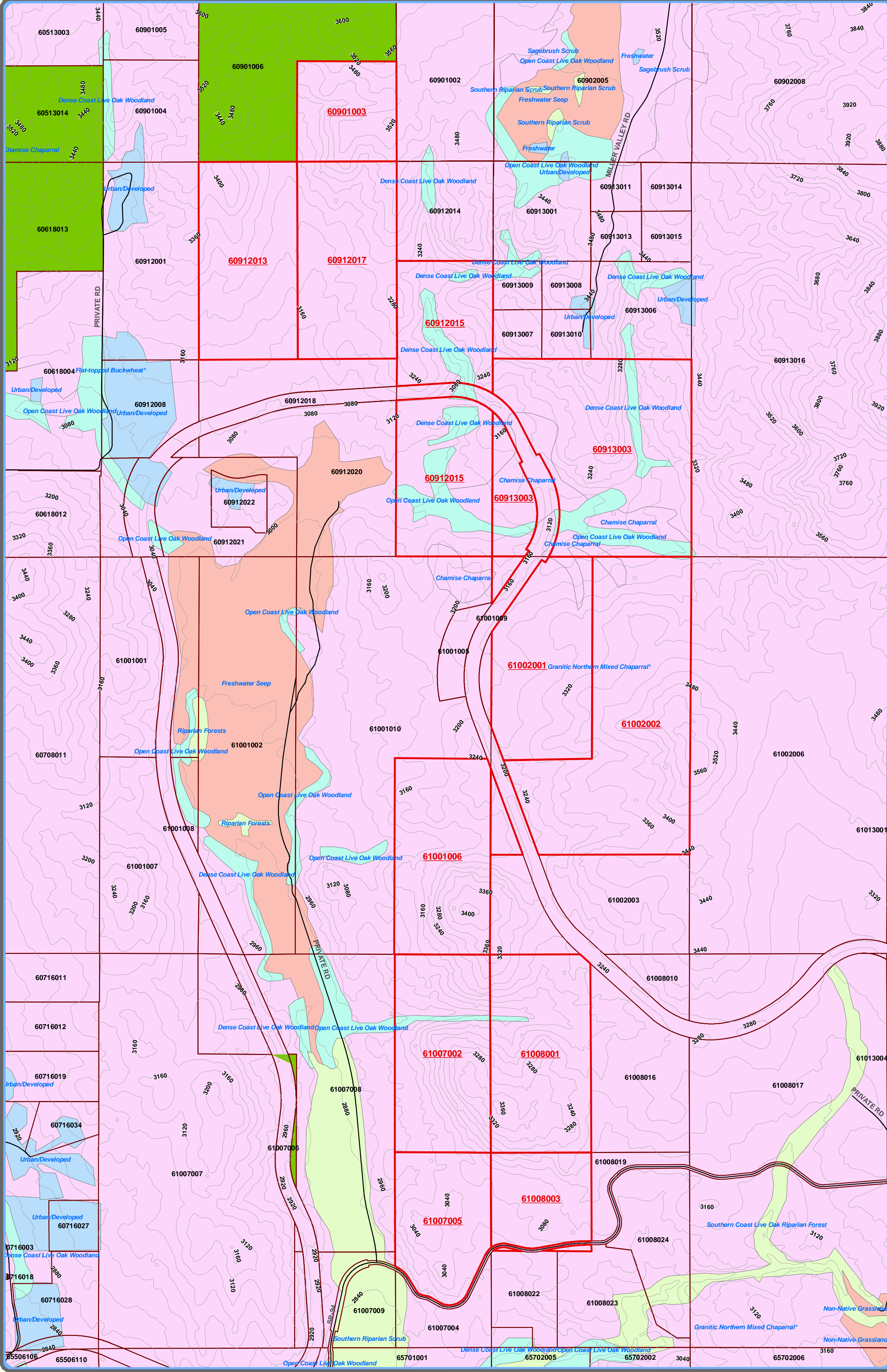


**PRICE: \$5,130,000**

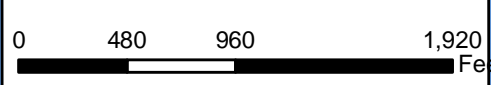
OWNER WILL CONSIDER SALE OF ENTIRE RANCH OR PARCELS

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. BUYER SHALL VERIFY ALL INFORMATION IS ACCURATE. NOTICE: THIS COMMUNICATION COULD BE CONSIDERED AN ADVERTISEMENT UNDER FEDERAL LAW.

# San Diego Mountain Ranch: Approx 1036 Acres



- FAULTS
- Subject Parcels
- MSCP\_CN
- Roads
- 40 Foot Contours
- Parcels
- Parks
- 100 Year Flood Plain
- 500 Year Flood Plain
- 100 Footway
- VEGETATION CATEGORY**
- Bog and Marsh
- Dune Community
- Forest
- Grasslands, Vernal Pools, Meadows
- Non-Native Vegetation, Developed Areas
- Riparian and Bottomland Habitat
- Scrub and Chaparral
- Woodland



1 inch equals 849 feet

Vicinity Map



Map made exclusively for our client by the  
San Diego Geographic Information Source  
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