



4079 Governor Drive, #330 • San Diego, CA 92122

# For Sale

## 192 and 27 Acres

## \$365,000 and \$265,000



MJM Ranch located near Escondido in unincorporated San Diego County

**A unique opportunity to own a million dollar view for a very small price!**

You will enjoy spectacular views of the mountains, ocean and city lights from the MJM Ranch. Offerings are encumbered by easements but each has an unencumbered area where a home could be built.

Excellent as long-term investment, spectacular home sites or for wildlife conservation.

Adjacent to the 3,000-acre preserved Daley Ranch, each site affords a location to build your dream house surrounded by protected, conserved lands. Parcels appraised at asking price in December 2012.

Contact: Ann Van Leer, President, DRE #0140249, [ann@landconserve.com](mailto:ann@landconserve.com)

## Property Details

<b>Location</b>	Near the end of Lilac Hill Drive, north and minutes from downtown Escondido, immediately west of the preserved Daley Ranch and north and west of the Deer Park Monastery.
<b>Municipality</b>	Unincorporated County of San Diego near the City of Escondido.
<b>Assessor Parcel Numbers</b>	192 acres includes two parcels, 187-060-32 and 187-450-43. 27 acres includes one parcel, 187-060-33.
<b>Ownership</b>	MJM Ranch, LLC
<b>Encumbrances</b>	<p><b>27 acres:</b> 18.193 of the 27 acres are encumbered with a view easement and two trail easements granted to the adjacent Deer Park Monastery. <b>8.98 acres are unencumbered and legally developable with one single residence.</b></p> <p><b>192 acres:</b> 92.171 acres of the 192 are encumbered with an open space easement granted to San Diego County and a trail easement granted to the Deer Park Monastery. The open space easement is managed by the Escondido Creek Conservancy. The balance is encumbered by a view easement to the Deer Park Monastery or, in the case of parcel 187-450-43, a water easement to the County Water Authority for the aqueduct. <b>17.33 acres are unencumbered and legally developable with one single residence.</b></p>
<b>Natural Features</b>	<p>Elevations on site range from 1000 to 1400 feet. The site is located within the Escondido Creek Watershed and is largely undisturbed natural open space adjacent to the 3,000-acre preserved Daley Ranch. Most of the site is located within the North County pre-approved mitigation area for the Multiple Species Conservation Plan (MSCP).</p> <p>Habitat on the MJM Ranch is scrub and chaparral, with southern mixed chaparral dominating. The second most common vegetative community includes coastal sage scrub including Diegan coastal sage scrub in the low-lying southwest facing slopes. Several coast live oaks occur on site. A portion of the site is designated USF&amp;WL Critical Habitat for the Coastal California Gnatcatcher (2007) though gnatcatchers have not been documented.</p>
<b>Comments</b>	Information deemed reliable but buyer to confirm all details. <b>Please contact listing agent for maps of encumbered areas.</b>
<b>Pre-development work</b>	Pre-development work includes: aerial photo taken for topo; full survey; biological study; twenty, twenty feet deep perc test holes drilled in the encumbered areas. Parcels with approved septic systems for a 3 or 4-BR house. Sewer main is approx 5000 feet from the property; water mains are installed.



## MJM Ranch, View from Parcel 32 (192 acres)

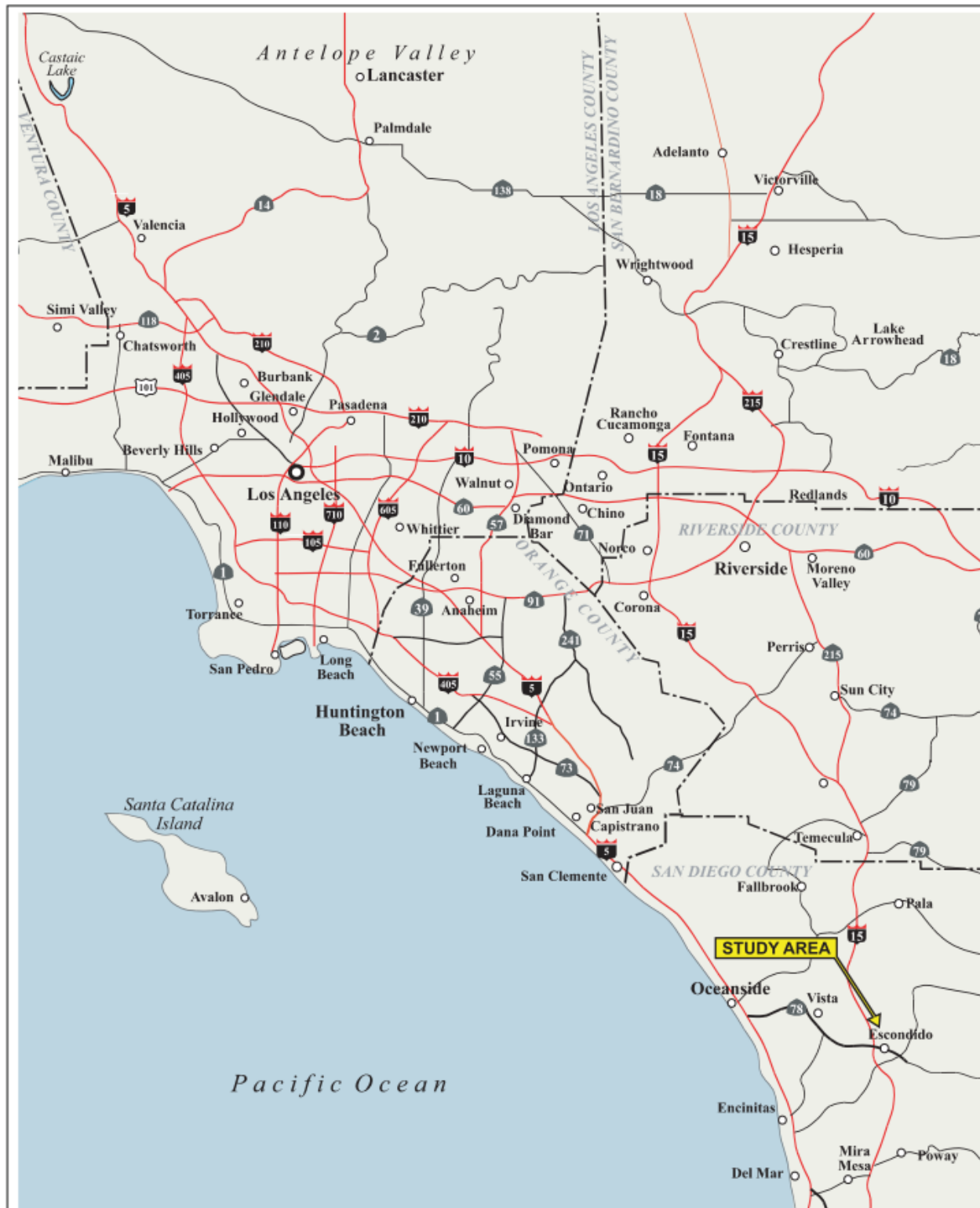


## MJM Ranch, View from Parcel 33 (27 acres)

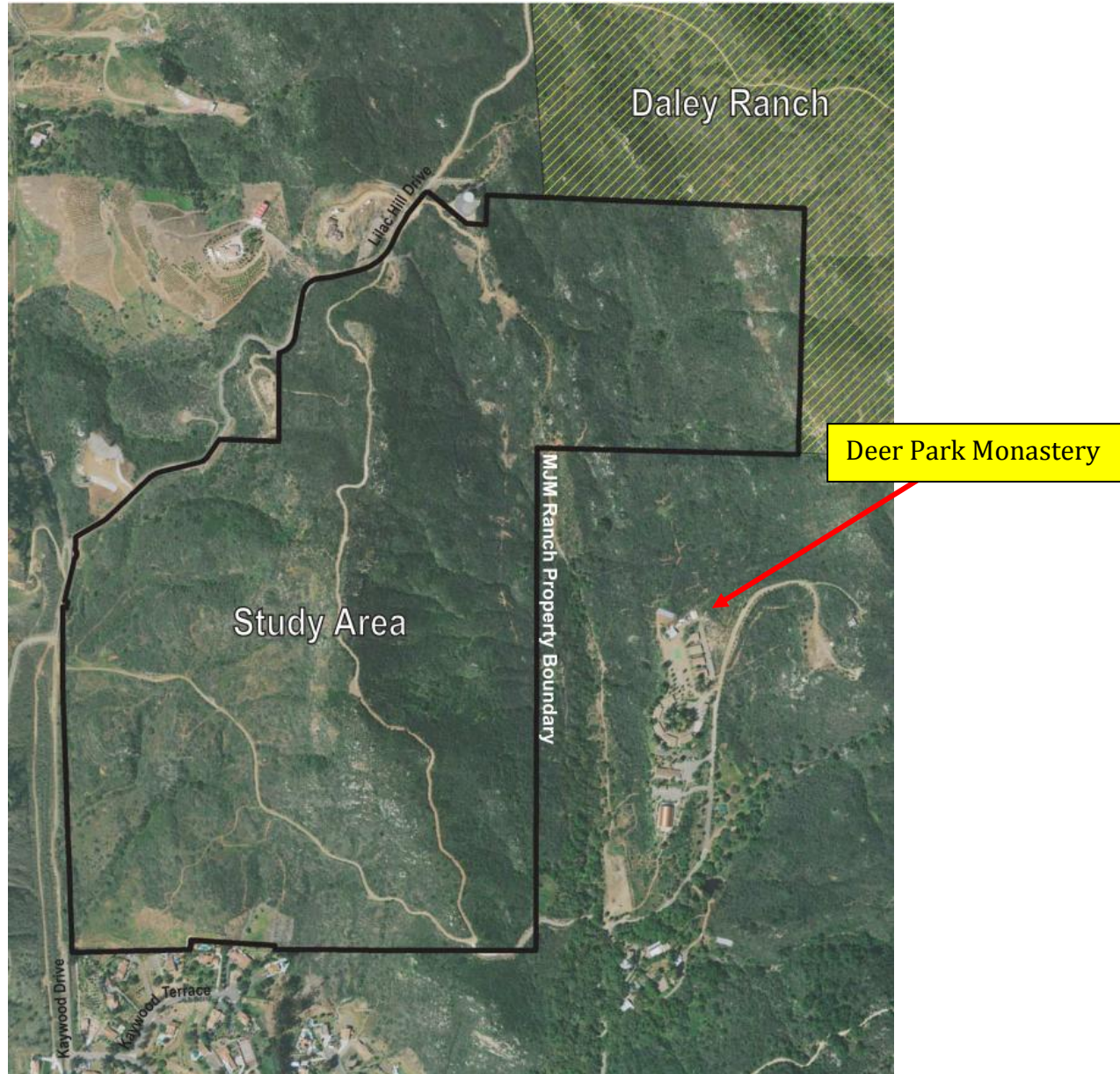




**MJM Ranch: Regional Map (“Study Area” denotes MJM Ranch location)**



## MJM Ranch: Local Map

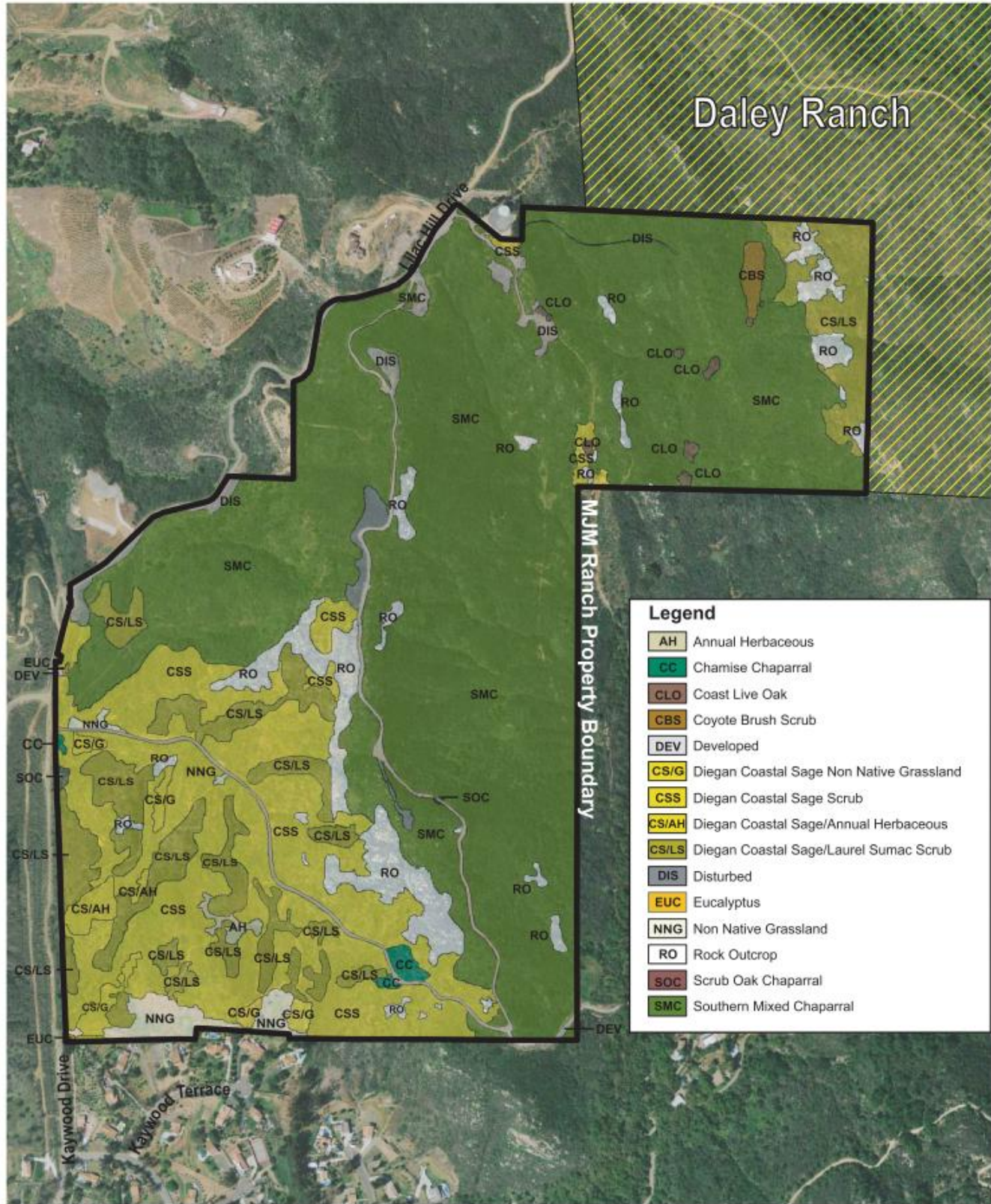


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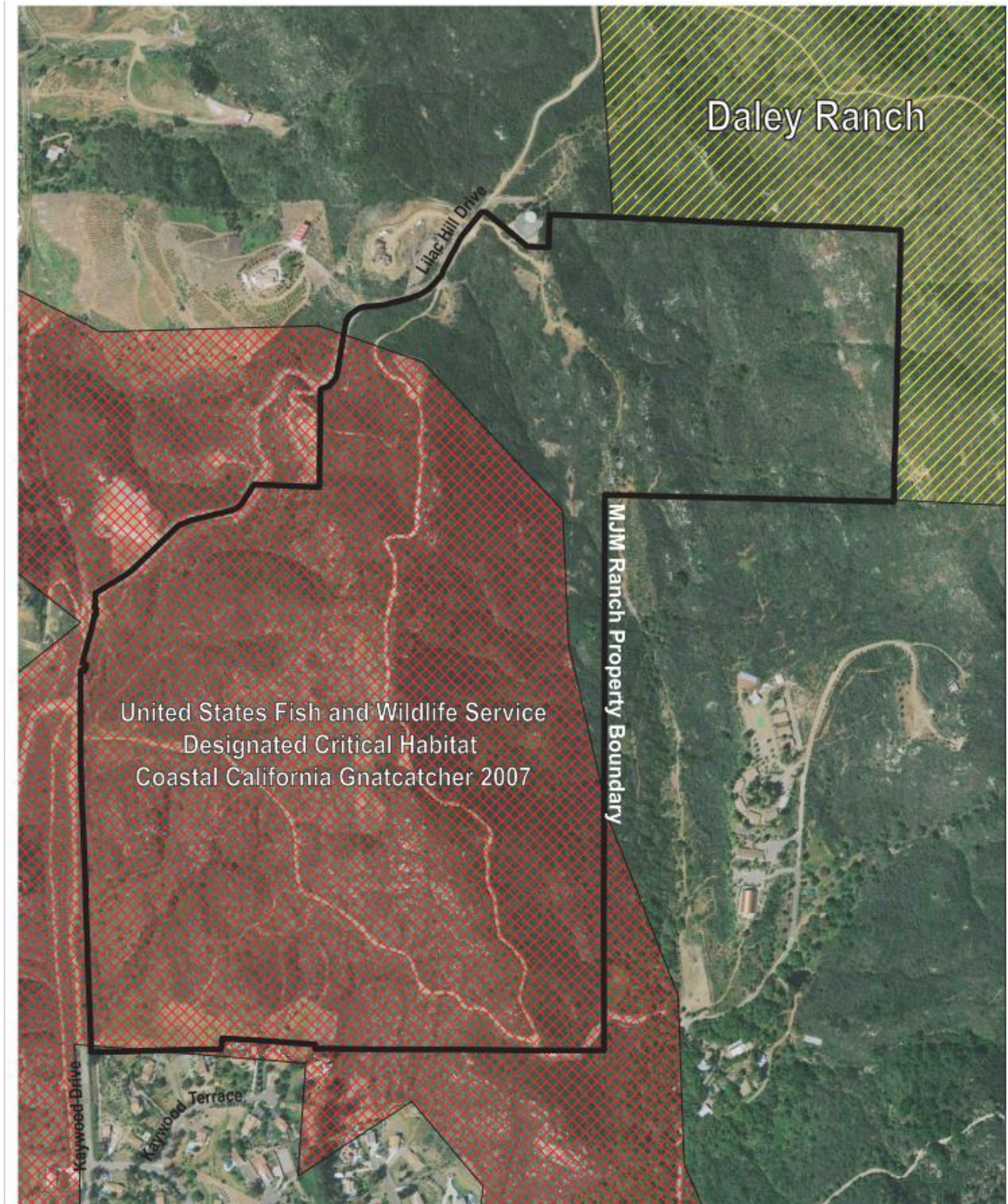


## MJM Ranch: Habitat Map





## MJM Ranch: Critical Habitat Designation





SAN DIEGO COUNTY  
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