



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.

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landconserve.com
info@landconserve.com

858-452-2027
mob: 858-442-0937
fax: 858-452-7419

Property Details

Location	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.
Municipality	Unincorporated County of San Diego near the City of Escondido.
Assessor Parcel Numbers	192 acres includes two parcels, 187-060-32 and 187-450-43. 27 acres includes one parcel, 187-060-33.
Ownership	MJM Ranch, LLC
Encumbrances	<p>27 acres: 18.193 of the 27 acres are encumbered with a view easement and two trail easements granted to the adjacent Deer Park Monastery. 8.98 acres are unencumbered and legally developable with one single residence.</p> <p>192 acres: 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. 17.33 acres are unencumbered and legally developable with one single residence.</p>
Natural Features	<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&WL Critical Habitat for the Coastal California Gnatcatcher (2007) though gnatcatchers have not been documented.</p>
Comments	Information deemed reliable but buyer to confirm all details. Please contact listing agent for maps of encumbered areas.
Pre-development work	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.

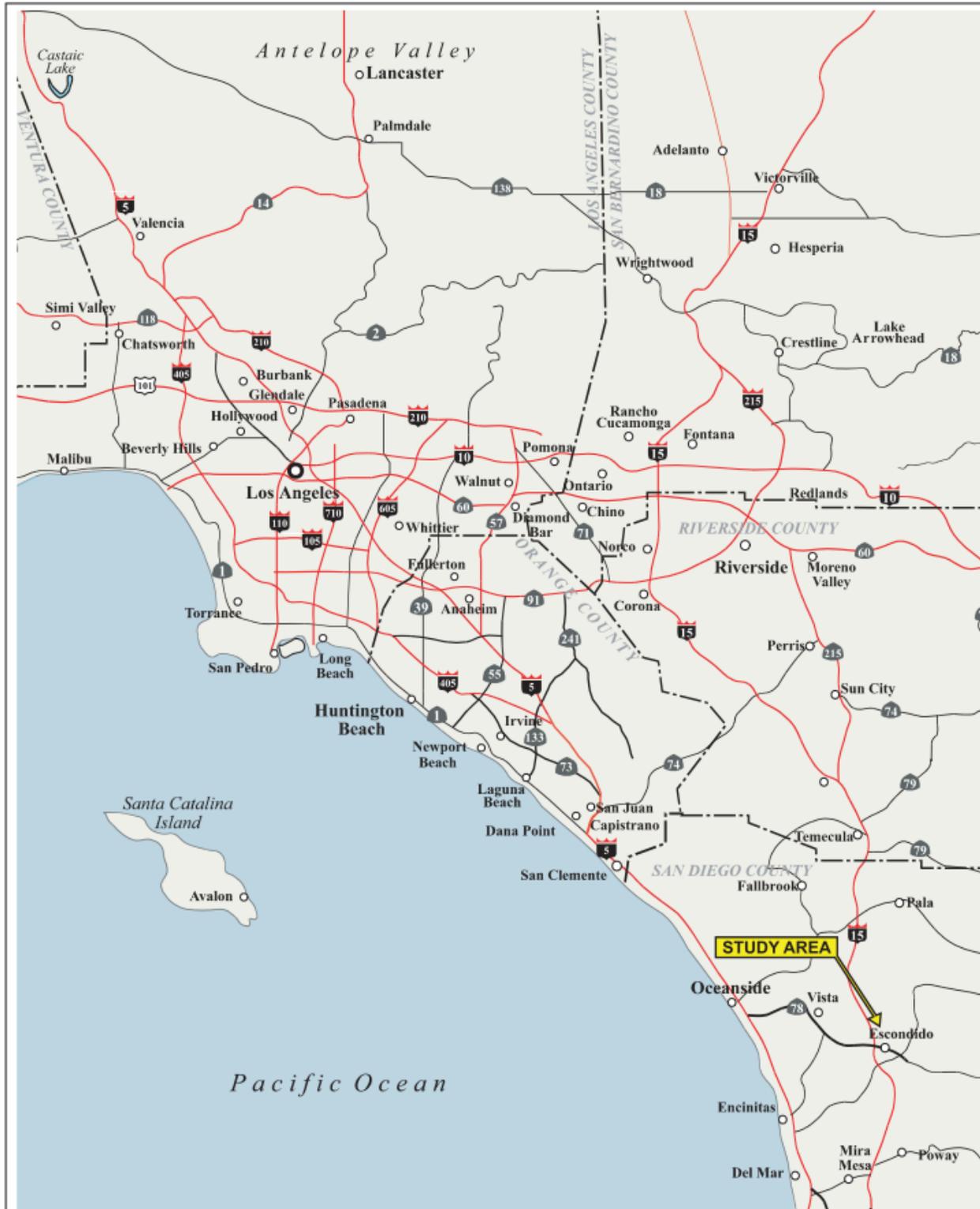
MJM Ranch, View from Parcel 32 (192 acres)



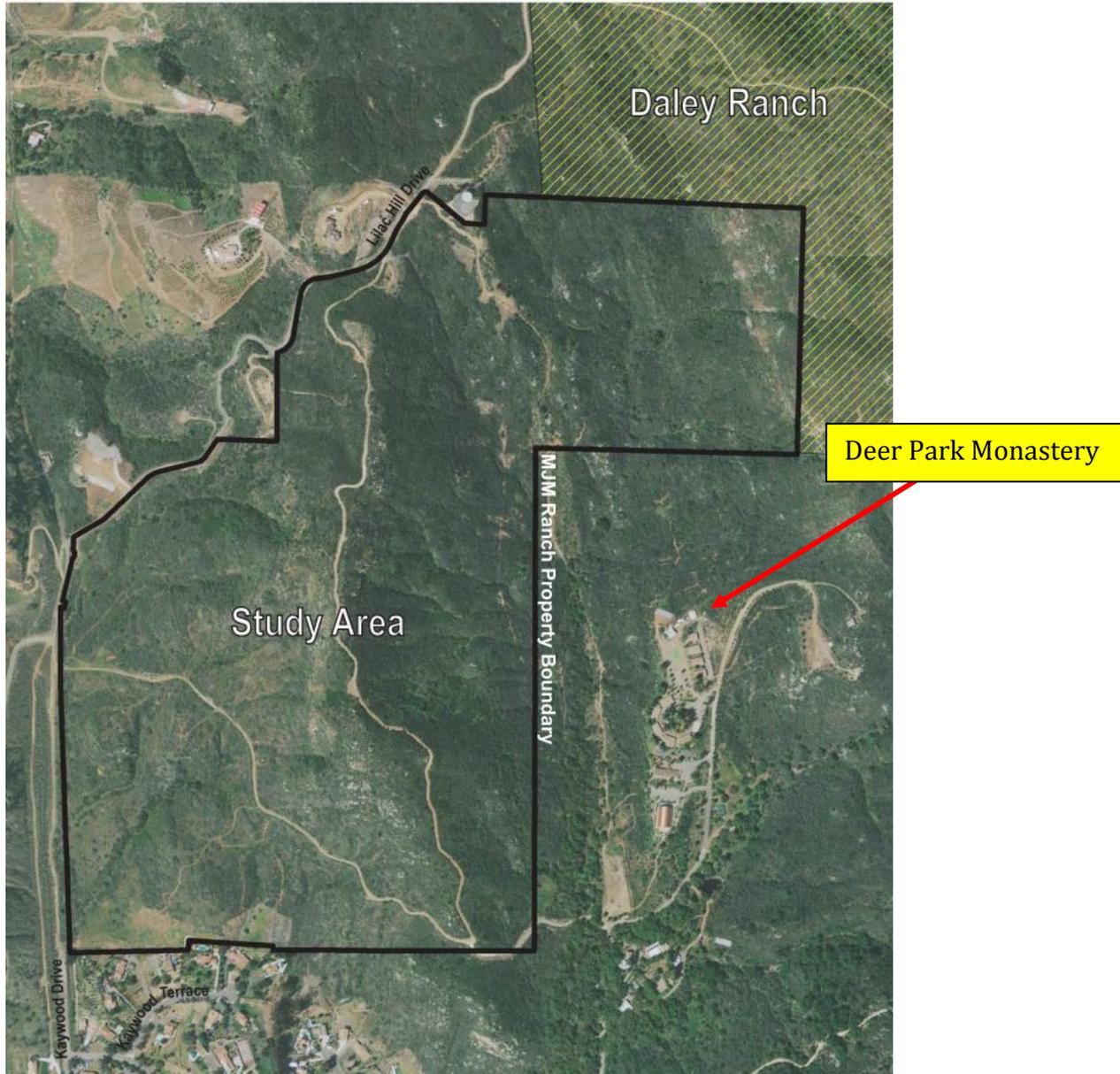
MJM Ranch, View from Parcel 33 (27 acres)



MJM Ranch: Regional Map ("Study Area" denotes MJM Ranch location)



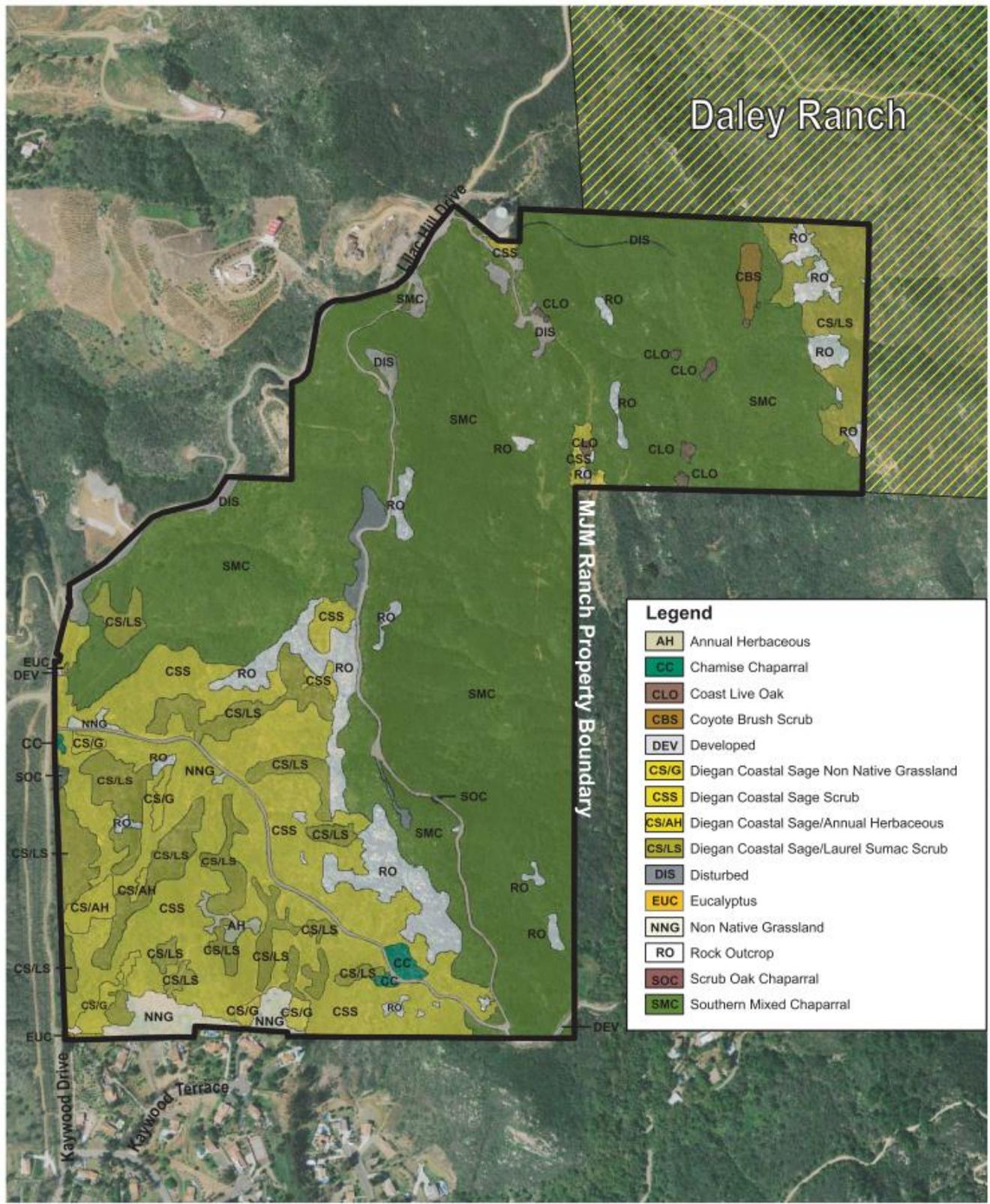
MJM Ranch: Local Map



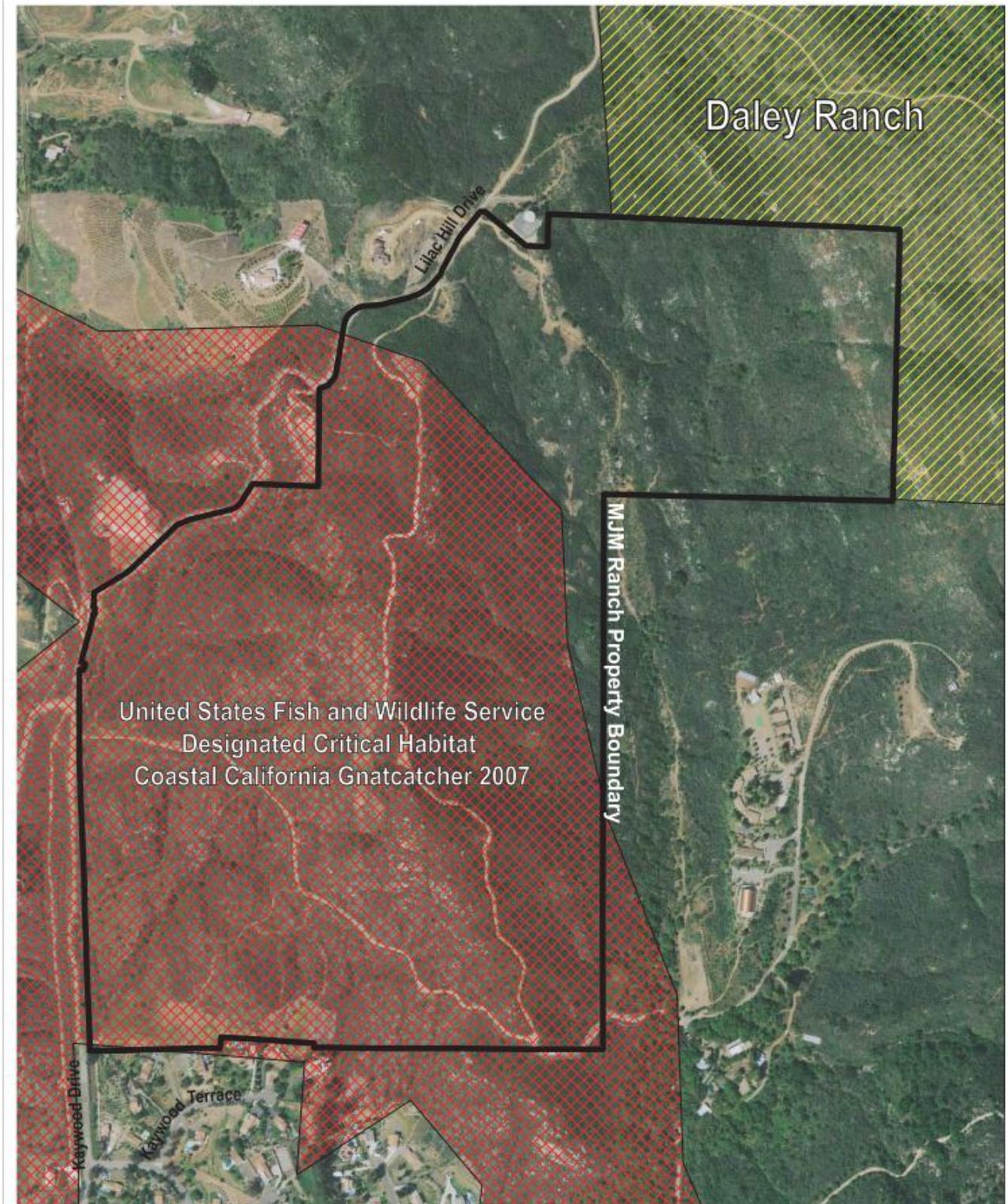
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MJM Ranch: Habitat Map

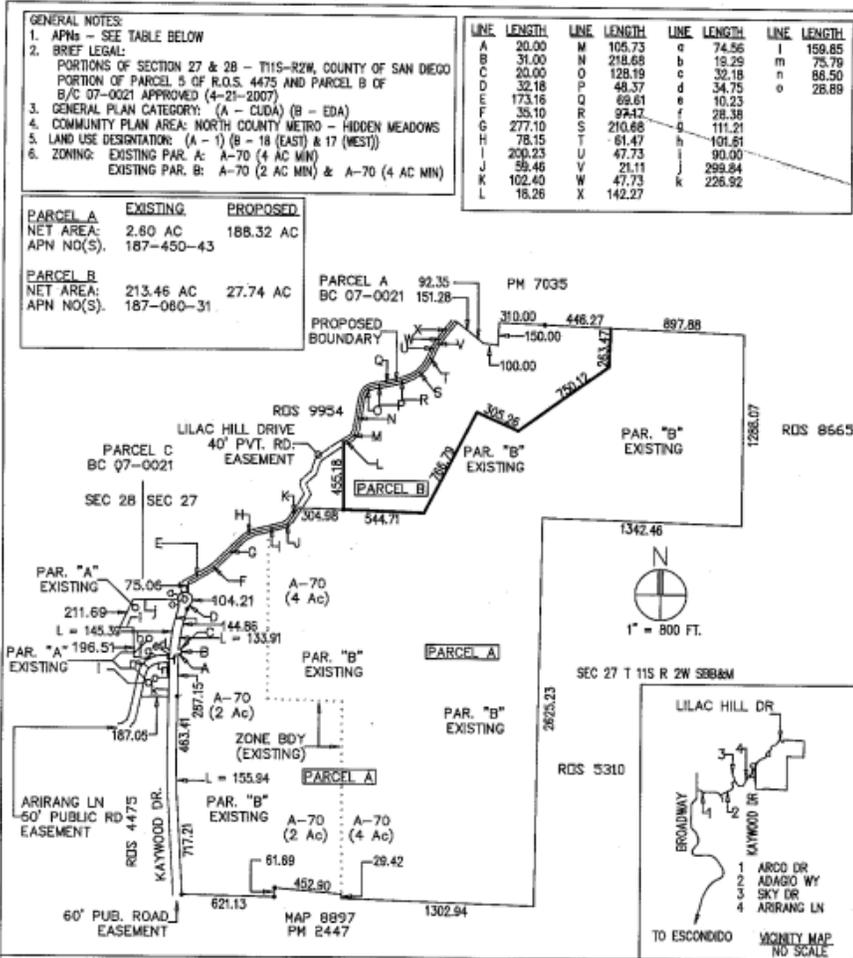


MJM Ranch: Critical Habitat Designation



MJM Ranch: Approved Plat Map (Reflects Boundary Adjustment)

SAN DIEGO COUNTY DEPARTMENT OF PLANNING AND LAND USE PLAT



DATE FILED
2/16/2009
REC'D BY
P. Hobson

PRELIMINARY ACTION BY
DATE

FINAL ACTION BY
DATE

PLAT NO.
BC 09-0010

HEALTH DEPARTMENT CERTIFICATION (IF NEC.)
Boundary Adjustment approved for the following:
Parcel A: 480' leach line, 4' trench, 2' rock, 4 bedroom SFD.
Parcel B: 515' leach line, 3' trench, 1' rock, 4 bedroom SFD.
By: Neil Seasing, Chs II 5/22/09

OPTIONAL USE AREA:

PARCEL A: OWNER(S) MJM RANCH PARTNERSHIP ADDRESS P.O. BOX 2405 CITY RANCHO SANTA FE ZIP 92067 PHONE 858.344.1544
 PARCEL B: OWNER(S) MJM RANCH PARTNERSHIP ADDRESS P.O. BOX 2405 CITY RANCHO SANTA FE ZIP 92067 PHONE 858.344.1544
 THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: DON JORGENSEN (GENERAL PARTNER)
 PARCEL C: OWNER(S) ADDRESS CITY ZIP PHONE
 MAP PREPARED BY: (SIGN) Timothy J. Graves (PRINT NAME HERE) TIMOTHY J. GRAVES RCE 27003
 ADDRESS CITY ZIP 92111 PHONE 858.565.9512

