

# Land/Lot - Cherry Valley, CA



## 10671 Cherry Avenue, Cherry Valley, CA, 92223

Offered at \$4,240,000

Ranchers, Farmers, Developers, Retailers, and Estate Builders. Unique 4.75 acre property which includes City Power & Water. Fiber-Optic Internet. Concrete Foundation Structure. Fully Fenced. Powered Rod Iron Entry Gate. Security System. Mountain Views. This property sells nursery plants on lot # 1 and operates a farm throughout. Generates Income. Professionally Managed. Irrigates over 1,178 Fruits, Roses, Olives, Grapes, Berries, and Nut trees. Houses several animals. Play Lot with Cabana and Artificial Grass. Still space to expand. The possibilities are endless: continue the farming operation, lease the office, subdivide into several dwellings, build your dream home, sell from the land, and so much more. Private Paradise! Buyer to confirm all details. Details: Electrical: - 175amp Panel (Edison) - 300+ Linear Feet of electrical (#1 Gauge) - Fully Wired Sales Office Water: - 2 City Water Lines (2 inch & 1 inch) two separate accounts - 1,300+ Linear Feet 2 inch Irrigation - 12,450+ Linear Feet of Irrigated 1,178 Plants - 6,000 Gallon Water Storage Fencing: - Completely Fenced Property (Chain Link) - Rod Iron Entry Gate (w/ wifi control) Plants: 1,178 Fruits, Roses, Olives, Grapes, Berries, and Nut Trees. Approx. 4 - 5 Fruit Trees of each Variety. 10 - 40 of each Berry, Grape, and Rose. Apples (x9 varieties), Peaches (x5), Apricots (x3), Nectarines (x4), Plums (x8), Pomegranates (4x), Cherries (x5), Pears (x4), Avocados (x7), Guavas (x4), Figs (x6) Loquats (x2), Citrus (x12), Grapes (x5), Berries (x8), Roses (x6), Olives (x7), Nuts (x4), and one Date Palm (Medjool Date) Animal Housing: - 27,750 Sq. Ft. of Pristine Animal Living - 3,550 Linear Ft. of 6 ft. & 4 ft. Animal Fencing - Metal Feeders, Automated Watering, and more Play Lot: - 2,100 Sq. Ft. Artificial Grass - Bamboo Cabana with Serving Table - Plenty of Sitting and Sunbathing Furniture Community: - Block from Pardee Home Sundance Master Plan Community - 4,000 more homes coming - Quick access to 10 and 60 Freeway - Miles from In-N-Out, Tesla Charging Station, Home Depot, etc. More: - Mountain Views - Subdivision Opportunities - Retail & Wholesale Operation - Fully Functioning Farm - Concrete Foundation Structure Building with Power

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

4.75 acres (lot size)

Built: Unknown year

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No other photos  
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