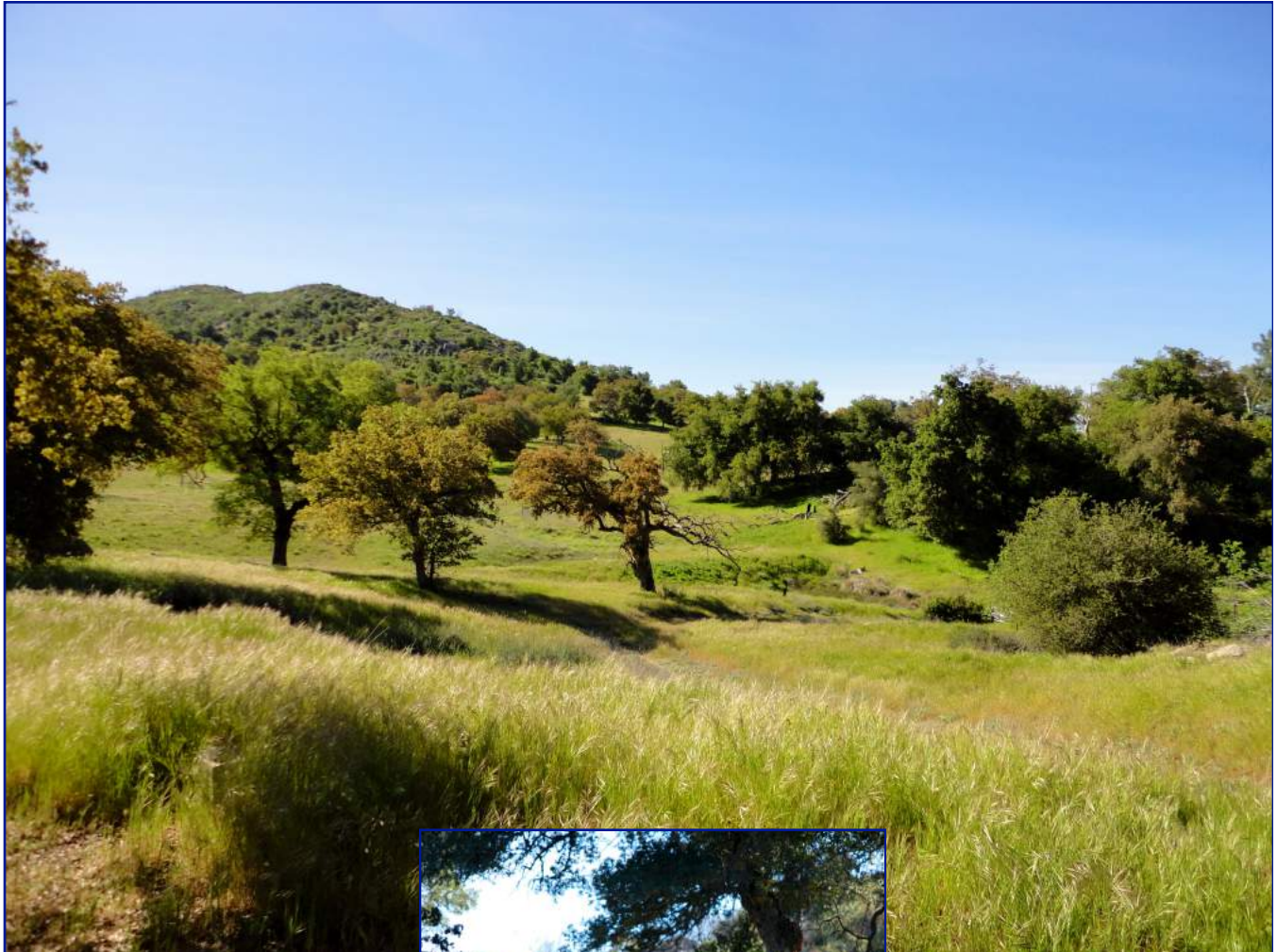
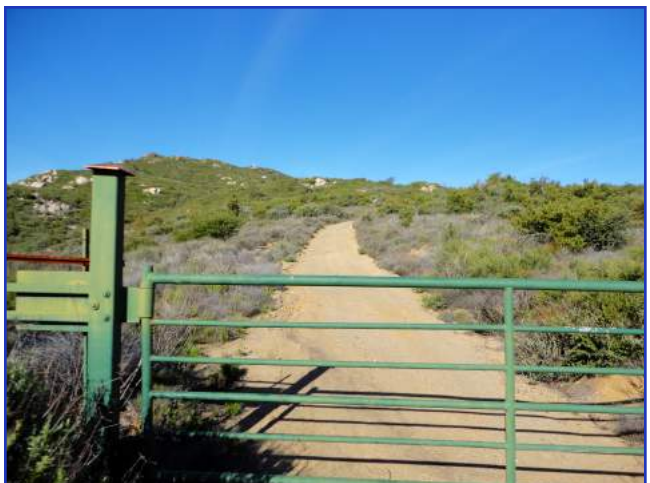


FARWEST
R&C SALES/MGT.CO
UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Rancho Alegria





RANCHO ALEGRIA

463 ACRES, TULE SPRINGS TRUCK TRAIL, EASTERN SAN DIEGO
COUNTY, CA.

Rancho Alegria is an amazingly unique ranch compound located an hour east of downtown San Diego. The ranch headquarters is accessed by Tule Springs Truck Trail, a rough graded dirt road 1.5 miles off of Boulder Creek Road. Locked gates assure complete owner privacy. San Diego International Airport and Gillespie Field are an hour away. The closest communities are Alpine approximately 45 minutes, Descanso approximately 30 minutes and Julian just under an hour.

The topography ranges from level to gently rolling mountain meadows with numerous mature oak trees, to steep sloping and mountainous lands including a mountain peak! The ranch compound has exceptional unobstructed panoramic views in all directions including the surrounding Cleveland National Forest. The ranch improvements are as unique as the land itself and include three adobe structures, the LaFonda House, the Swiss House and the Art Studio. There is also a wood-frame and stucco residence, called La Casita. Other improvements include a metal barn and a masonry-block power building.

Rancho Alegria is not reliant on public utility services, it is an "off-the-grid" property. Power service is provided by a photovoltaic solar system; a commercial generator provides back-up power when necessary. Potable water serves the four main structures, pumped from a well into a 2,500 gallon above-ground water storage tank. A liquid propane tank provides gas for cooking and heating.

Rancho Alegria is in the California Williamson Act which restricts the property to agricultural use, recreation use, open space use, along with certain compatible uses such as those within the existing ranch compound (single family dwellings, guest houses, accessory buildings and structures, etc.) The Williamson Act provides for property tax assessments which are lower than normal because they are based upon farming and open space uses.

The surrounding land uses including the immediate neighborhood, is rural in character; surrounding land uses include scattered detached single-family residences and cabins along the Boulder Creek Road corridor and large expanses of undeveloped acreage, most of which lie within the boundaries of the Cleveland National Forest.

Rancho Alegria is truly a spiritual place, a remarkable one-of-a-kind ranch compound with many highest and best uses including; a family retreat, a spiritual sanctuary, wellness center, nature preserve, equestrian facility, shared ownership recreation property, the list goes on and on! The bottom line is Rancho Alegria offers an amazing opportunity for an owner/investor to acquire one of the most unique and private legacy ranch properties, not only in San Diego County, but in all of Southern California.



Price \$3,500,000

For complete offering package contact Pete Nevin
775-829-2122, www.FarWestRealEstate.com

