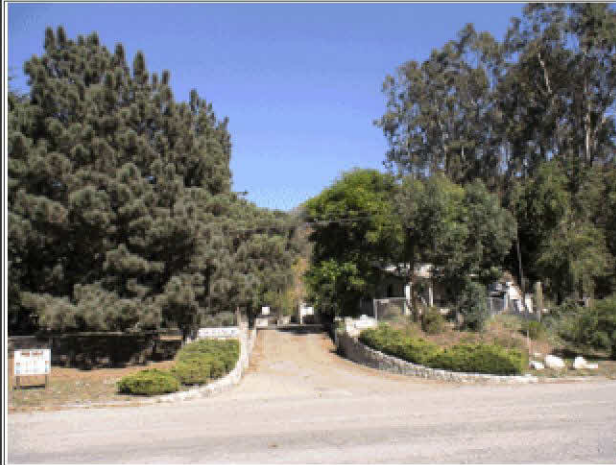


85ac Ranch for Sale-Devore (San Bernardino), CA

**Beautiful Centrally Located Secluded Park Like Ranch
Located in the Path of Growth with Many Possibilities**



**Great Location-Call Today!
Priced to Sell at \$4,490,000**

One of a Kind 85+- Acre Ranch Located on scenic Old Route 66 (Cajon Pass) in San Bernardino County near the community of [Devore](#) (high end homes and ranches). Centrally located to the [City of San Bernardino](#), [Rancho Cucamonga](#) and High Desert-[Victorville](#) Area (approx 15-20 miles). Near the new [Major Cal Trans \\$300M+ 15/215 freeway interchange project](#) that will connect upper and lower Cajon Blvds (Route 66). This property has many [possibilities](#). The Gem Ranch has 5 houses and 3 mobile homes which are located on a small portion of the ranch's acreage: two small lakes, three wells with large water tank, there are many different flat levels with many trees and a small stream runs through the property. The property backs up to the San Bernardino National Forest. [Glen Helen Regional Park](#) is approx. 4 miles away. There are a lot of housing developments moving this direction (such as [Rosena Ranch](#); one of the largest housing developments in Southern California), along with some large distribution centers not that far away. See the [Glen Helen specific plan](#) for some of the details going on in the area. The property would make a great place for a private ranch, horse ranch (with great trails), cemetery, pet/wildlife sanctuary, campground, mobile-home park, church resort, youth camp, warehouse, distribution site, truck terminal, etc. Buyers to check with the [planning department](#) on development possibilities. The property is sold As Is. Pictures don't do this property justice. Click on [virtual tour](#) and for more [pictures](#). This is a true Gem; an Extraordinary Property that is hard to find! Also, available approximately 32 acres (3 parcels) called [Gem Pines](#) (two cute 1 bedroom one bath homes with koi pond and workshop in park like mountain setting) across street.

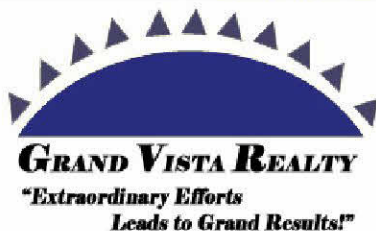
Directions: Going North on the I-15 where it intersects the 215 Fwy (near Devore). Exit at Kenwood (first exit after Freeways merge). Left under Fwy overpass to bottom of hill; turn right on Cajon Blvd. Go 2.5 miles to the Gem Ranch Entrance. Property shown by Appointment Only.

- Approx. 85 ac. with many Terrace Levels and Trees
- Elevation 2500 ft. located on Old Route 66
- [APN 350-071-34 & APN 350-071-01](#)
- [5 Houses \(Main House is approx. 3,790 sq. ft.\)](#)
- 2 Mobile Homes + 1 house Trailer
- 24 x 24 ft. Work Shop
- 36 x 46 ft. Barn with Loft and Tack Room
- 18 x 44 ft. Swimming Pool and Large Cabana
- 2 Fishing Lakes (seasonal stream runs through property)

- 3 Wells
- Livestock Corrals and Pens
- Rifle, Pistol and Trap Range
- Fruit Orchard, Greenhouse and Lath House
- Access to 400+ acres of National Forest surrounding Ranch
- Easy Paved Road and Freeway Access
- Zoned Rural Conservation (maybe Rezone-check with County-Others Have)
- Thomas Guide Page 514 F2
- Listing#[448676](#) or [CV14215158](#)

Buyer to do his/her own due diligence without reliance upon materials and information contained herein.
Subject to Change without Notice including Price.

This [Listing](#), [Virtual Tour](#) and [Images](#) at www.GrandVistaRealty.com



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