



**SMOKE TREE COMMERCIAL**

Commercial - Residential - Land

[www.SmokeTreeCommercial.com](http://www.SmokeTreeCommercial.com)

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**AG or LAND  
DEVELOPMENT  
OPPORTUNITY**

**FOR SALE ± 59.54AC**

**ZONED  
LV/AG**



**For More Information:**

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**Asking \$278,500**

Great mountain views. Land had been used for hay/alfalfa production when the area was the home to the dairy industry. Zoning allows for agricultural and animal keeping use as well as a dwelling. Allowable/Potential Uses: Dependent Housing, Guest Housing, Secondary Units, Lodging (e.g. BnB) Residential Care Facilities, Recreational Vehicle Use, Agritourism, Agriculture, Nursery/Landscape materials, Camp Grounds, Private Gun Club (Skeet/Trap), Equestrian/Livestock, Alternative energy production, Wireless Communication Facility, Medical use (e.g. rehabilitation centers), Recycling Facilities, Sewage Treatment/Disposal facilities), Storage/warehouse facility. Lucerne Valley Area is conveniently located close to Victorville/Hesperia/Apple Valley metro area and the Mountain resorts of Big Bear and Lake Arrowhead. The area is experiencing explosive land sales and population growth because of affordability and proximity to most major areas of Southern California. Lucerne Valley makes a great destination for those seeking open space at an affordable price, yet within reach of modern conveniences and services.

- Cash, CTNL, 1031, Seller may carry
- 2,613,600 FT<sup>2</sup> (±60 Acres)
- Ground water – Power Nearby.
- 1/6<sup>th</sup> Mineral Rights