

# TWIN CREEKS RANCH

44735 HIGHWAY 79 | AGUANGA, CA 92536



View Property Video



469± ACRES | \$5,800,000

LAND ADVISORY GROUP





# THE OFFERING

Nestled in the foothills of the Palomar Mountain, Twin Creeks Ranch offers the opportunity to acquire a sizable historic ranch that presents a multitude of possible uses within the charming community of Aguanga Valley. The Butterfield Overland Mail Route passed through the ranch and the property is home to the historic Dutchman's Bergman Stage Stop built by Jacob Bergman, an early pioneer of the Valley. Today, this property offers the chance for a purchaser to enjoy a peaceful lifestyle and recreate on a rural equestrian retreat while benefiting from convenient access to urban amenities, develop a vineyard and winery or pursue other agricultural and commercial uses.

## HIGHLIGHTS



Opportunity to pursue various agricultural uses such as a wine grape vineyard, farming of various crops, a livestock operation, or more intense commercial uses such as wineries, restaurants, professional offices, retail pharmacies, country clubs, and motels with a condition use permit



Potential to pursue a planned residential development



Rural setting surrounded by beautiful natural landscape with rolling hills, expansive valleys and tranquil atmosphere and adjacent to the Cleveland National Forest and Bureau of Land Management Lands on the southern boundary



Substantial groundwater resource from a number of existing ag wells and not within a critically over drafted groundwater basin



Situated within the San Diego-Riverside backcountry wine corridor



A short drive to Vail Lake, Temecula and a number of restaurants and services





# PROPERTY OVERVIEW

View Interactive Map



**Location:** 44735 Highway 79, Aguanga, CA 92536

APN	Size
583-120-090	132.82
583-120-083	68.09
583-120-091	39.57
583-140-014	48.03
583-140-015	40
583-140-016	40
583-140-018	10.09
583-140-019	10.12
583-150-001	80
<b>Total</b>	<b>468.72</b>

**Ranch Improvements:** The property is improved with a 4,800 square feet pole barn, 12 stall horse barn, roping arena, a ranch home with 2 bedrooms 2 bathrooms and a mobile home with 4 bedrooms 2 bathrooms.

**Current Use:** The property has recently been used as an equestrian ranch, winery and tasting room, and the ranches productive soils farmed to crops such as garlic and hay.

**Wildlife:** With wooded riparian corridors and mountainous terrain abutting expansive public lands, this ranch is home to abundant wildlife of the region, but less common in the more urban areas.



# ZONING & LAND USE

**Jurisdiction:** Riverside County

**Zoning:** Rural Residential (RR)

# UTILITIES

**Electric:** SCE

**Water:** Domestic & Agricultural wells

**Wastewater:** Septic

# AGRICULTURAL DETAILS

## Soils:

Soil Rating	Percent of Property
I	5.5%
II	33.9%
III	10.2%
IV	1.4%
Not Rated	33.1%

**Historical Use:** The property has historically been farmed to hay, garlic, melons, tomatoes, cucumbers, and other field crops

# IRRIGATION DETAILS

**Groundwater Basin:** Temecula Valley (low priority, not critically overrated)

**Irrigation Infrastructure:** There are five (5) wells on the property ranging from 400-1,000 GPM and mainlines throughout the ranch



# DEVELOPMENT POTENTIAL

Twin Creeks Ranch is ideal for development to a more productive use with roughly 3,950 feet of frontage along Highway 79, on one of the most straight and flat sections of highway in the area, and approximately 195 acres of generally level previously farmed land.

The current zoning allows purchaser the ability to pursue various agricultural uses such as a vineyard, farming of various crops and livestock operation, or more intense commercial uses such as wineries, restaurants, professional offices, retail pharmacies, country clubs, and motels with a conditional use permit.

A planned residential development is possible provided a land division is approved under county ordinance and development standards. More information regarding allowed uses can be found in the due diligence.





# LOCATION



LOS ANGELES

PALM SPRINGS

VAIL LAKE & RESORT

TEMECULA

**TWIN CREEKS RANCH**  
44735 HIGHWAY 79, AGUANGA, CA 92536

SAN CLEMENTE

PALOMAR MOUNTAIN  
STATE PARK

OCEANSIDE

SAN DIEGO - RIVERSIDE  
BACKCOUNTRY WINE CORRIDOR

SAN DIEGO

## DRIVETIMES

Los Angeles	1 Hr 59 Min/104 Mi
Temecula	27 Min/19.2 Mi
Vail Lake & Resort	9 Min/7.8 Mi
Palm Springs	1 Hr 14 Min/57.2 Mi
Palomar Mountain	1 Hr 3 Min/47.6 Mi
Lake Henshow	41 Min/32.8 Mi
Oceanside	58 Min/45.8 Mi
San Diego	1 Hr 20 Min/74.2 Mi
San Clemente	1 Hr 17 Min/66.5 Mi



# LOCATION

## ABOUT AGUANGA VALLEY:

Aguanga is known for its picturesque natural surroundings, with rolling hills, expansive valleys, and a tranquil atmosphere. The diverse topography of the region creates a beautiful landscape with plenty of opportunities for outdoor recreation, including hiking, camping, and horseback riding. The area is typically known for its agriculture including vineyards, citrus orchards and equestrian facilities and is in proximity to many of the surrounding region's vineyards, wineries, and popular recreational resorts such as the Vail Lake Resort.





## TERMS

**PRICE: \$5,800,000**

Site visits are by appointment only and must be coordinated through Cushman & Wakefield. Do not enter subject property.



### LAND ADVISORY GROUP

**MATT DAVIS**

Managing Director

[matt.davis@cushwake.com](mailto:matt.davis@cushwake.com)

CA Lic. #1758818

**MELANIE HAYNES**

Senior Director

[melanie.haynes@cushwake.com](mailto:melanie.haynes@cushwake.com)

CA Lic. #02043811



12830 El Camino Real, Ste 100,  
San Diego, CA 92130