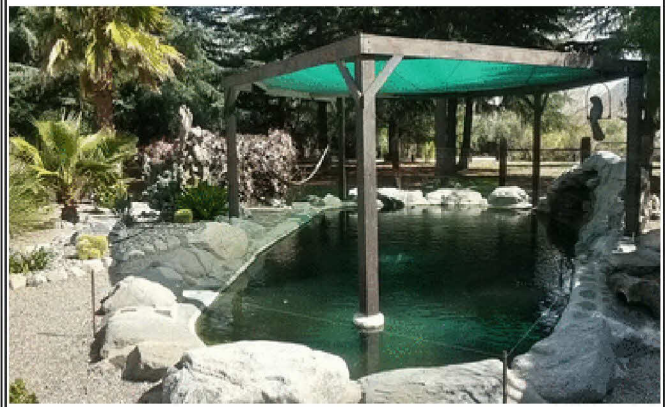


## 32ac Ranch for Sale-Devore (San Bernardino), CA

### Does Santa Claus Live Here? *Located in the Path of Growth with Many Possibilities*



**Great Location-Call Today!**  
**Priced to Sell at \$999,900**

Beautiful 32+- acre (approx-3 parcels) Park Like Property with Tons of Trees off Old Route 66 near Devore. Feels Like perfect spot for Santa's Workshop without Mountain Driving. Two Cute 1bd/1ba Homes (1 A-Frame with loft and other Cottage home with basement - both homes are beautiful) on One lot with Shallow Well (Appox 35ft). There is a small pond with water fall with Koi Fish (which are not included in sale). Take a look at see all the possibilities. 3 separate parcels. Split up parcels and build - Buyer to verify. 85 acre Ranch across street available also (buy one or both). See Virtual Tour-to follow shortly. Make your appointment today!

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](#). Also, available approximately 85 acres (2 parcels) called Gem Ranch (5 Houses, 3 Mobile Homes, 2 Lakes, Stream, and much more) across street.

**Directions: I15 TO Kenwood off ramp by Devore. Go under freeway to bottom of hill and go right on Cajon Blvd for approx 3 miles on left side of road to Applewhite rd - will see Old route Eat Sign on property along with a smaller sign my entrance Gem Pines. Property shown by Appointment Only.**

- Approx. 32 ac. with many Trees
- Elevation 2500 ft. located on Old Route 66
- [APN 0350-071-35/36/27](#) - Aerial & [Plant Map](#)
- 2 Cute 1Bd 1Ba Cabin Type Homes
- Work Shop
- Running Stream runs across property

- Shallow Well
- Easy Paved Road and Freeway Access
- Zoned RC-Rural Conservation (maybe Rezone-check with County-Others Have)
- Thomas Guide Page 514 F2
- Listing# [449332](#) or [CV14260236](#)

*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](http://www.GrandVistaRealty.com)



**Brett Bayless , Broker**  
BRE 01248456  
(760) 701-0303 Cell  
[BrettB@GrandVistaRealty.com](mailto:BrettB@GrandVistaRealty.com)



**Cathy Bayless, Broker**  
BRE 01065405  
(760) 953-5800 cell  
[CathyB@GrandVistaRealty.com](mailto:CathyB@GrandVistaRealty.com)

Mailing Address: 20258 Hwy 18, Ste 430-450 \*Apple Valley, CA 92307  
(760) 955-0003 Office x104 \* (760) 927-3137 Fax