

## **GEM RANCH DETAILED FACT SHEET**

**BEAUTIFUL SECLUDED GEM RANCH** (2,700 FT. elevation) is nestled in the National Forest overlooking the San Bernardino Valley. Gem Ranch is approximately 85 acres with private access to an additional 400 + acres of National Forest which surrounds the ranch. A scenic mountain stream traverses the property.

**LOCATED** nine miles below the Cajon Pass Summit and 15 miles from main shopping areas of Ontario and San Bernardino. The shopping malls of the High Desert communities are within 20 miles. Ontario International Airport is a short 22 miles away and Los Angeles is only an hour away. The white slopes of the Wrightwood ski resorts are 20 miles away. If you enjoy fishing or waterskiing Lake Silverwood is 17 miles away. The Glen Helen Regional Park and Hyundai Pavilion are both within 4 miles.

**THE RANCH** consists of 5 houses, 2 manufactured homes, 1 house trailer, 24 x 44 shop, 36 x 46 barn with loft, corrals, tack room, pig and calf pens, rifle range, pistol range, trap range, 2 fishing lakes (approx. 2 million gallons of water), floating dock, picnic areas, 18 x 44 swimming pool with large cabana (2 restrooms, kitchen, dressing rooms, etc.), 600 trees, fruit orchard, greenhouse, terraced grounds, and more.

**A ONE-OF-A-KIND RESIDENCE** with two-story arches, tiled roof and tiled balconies with wrought iron railings. The upper level (1870 sq. ft.) has two bedrooms, two baths, dining room, den/office, fireplace, intercom, custom cabinets throughout, cedar walk-in closet, and 900 sq. ft. garage. The lower level (1920 sq. ft.) includes 2 baths, wet bar, library, fireplace, walk-in cooler, recreation area, and utility areas. Both levels feature separate heating and air conditioning systems with insulated glass throughout. Balconies and patio areas total an additional 1880 sq. ft. Outside there is also a 12 ft. satellite system with access to over 150 channels.

**ORIGINAL MAIN HOUSE** features a large living room with vaulted ceilings, 2 large bedrooms, and 1 1/2 bathrooms.

**GATE HOUSE** has 1 bedroom and 1 bathroom

**THE CANYON HOUSE** has 2 bedrooms, 1 bathroom, with a beautiful view of the valley.

**A CABIN GUEST HOUSE** has 1 bedroom, 1 bathroom, and storage (extra bedroom).

**MANUFACTURED HOME #1** is 10 x 55 Expando plus enclosed room, 2 bedrooms, and 1 bath.

**MANUFACTURED HOME #2** is 10 x 55, 3 bedrooms, and 1 1/2.

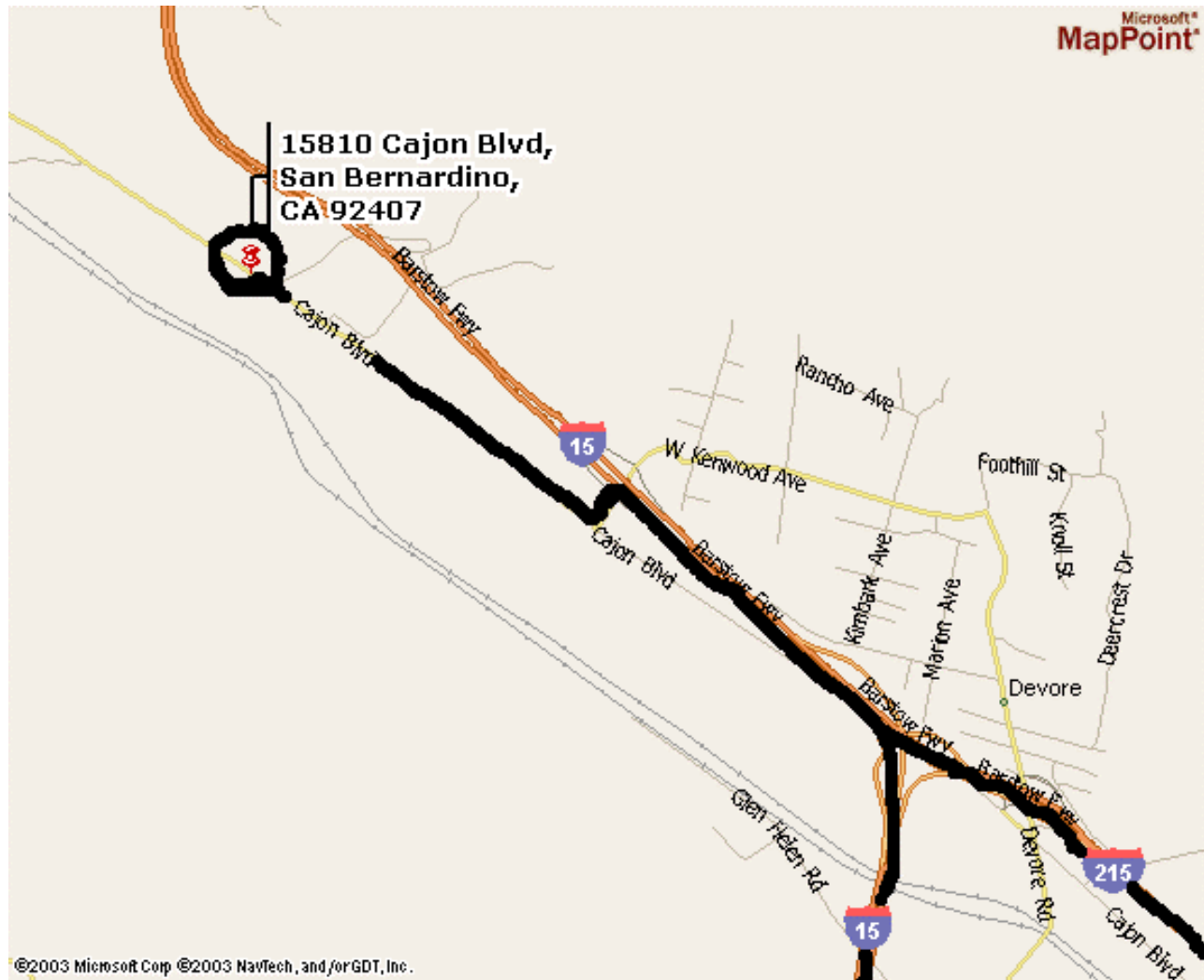
**THE HOUSE TRAILER** is 8 x 36, 2 bedrooms, and 1 bath.

**WATER** is stored for the ranch in a 22,000-gallon domestic water tank. Water is supplied by 3 wells.

**EXCELLENT** for a RV park, dude ranch, riding arena, race horses, concert area, truck terminal, mining or construction company headquarters, distribution center, industrial park, cemetery, light manufacturing, heavy equipment storage yard, marksmanship or police training school, youth camp, church retreat, jojoba plantation, x-mas tree farm, wholesale nursery, dairy, fish farm, nudist camp, health spa, movie location site, lodge retreat, family stronghold, or a movie star's hideaway, etc.

**OWNER FINANCING:** Owners are motivated. Please submit all offers, trades for smaller properties, houses, trust deeds, commercial, etc.

## GEM RANCH LOCATION



**DIRECTIONS:** Take either the I-215 or I-15 to the point where the two freeways merge near Devore as you are heading toward Barstow through the Cajon Pass. Get off on the first exit after the two freeways merge into Northbound I-15 which is Kenwood Ave.. At the stop sign, make a left and travel under the freeway to the bottom of a small hill. Make a right on Cajon Blvd, and continue north for 2.5 miles to Gem Ranch located on the right side of the road at 15810 Cajon Blvd. (There is a sign out front that says Gem Ranch.) Enter the front gate and stay to the right. (The road splits) and drive to the bottom of the large Two Story House. (One may either walk or drive to the upper level (living quarters) of this house.)