

**FOR SALE - BANK OWNED**  
**RANCHO AMISTAD - 40 ACRES**

19000 Cleveland Forest Road  
Tenaja, Riverside County, CA 92562



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REAL ESTATE SERVICES



**FEATURES**

- Existing Polo Arena & Horse Corrals
- Two (2) On-Property Water Wells
- 4 Equestrian Estate Lots Proposed
- Borders Cleveland National Forest

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<b>Location:</b>	19000 Cleveland Forest Road
<b>Municipality:</b>	Tenaja (Unincorporated area of Murrieta) Riverside County
<b>APN:</b>	932-290-003
<b>Size</b>	40.13 Acres
<b>Property:</b>	The site is improved with a polo arena, horse stables, and accessory structures.
<b>Zoning:</b>	R-R (Rural Residential)
<b>Utilities:</b>	Water: WMWD Sewer: WMWS Gas: SoCal Gas Company Electricity: Southern California Edison

## Property Summary

The Offering consists of a 40-acre former polo club and horse boarding facility in the unincorporated area of Riverside County known as Tenaja. Located on the Santa Rosa Plateau, Tenaja is a rural mountain-top community located west of the City of Temecula and southwest of the City of Murrieta. The San Mateo Wilderness South Area, part of the 460,000-acre Cleveland National Forest lies to the west.

Only minutes from the I-15 in the hills above Murrieta and Temecula, Tenaja's location between the Santa Rosa Plateau Ecological Reserve and the Cleveland National Forest makes it a renowned community for equestrian enthusiasts and recreationists, featuring extensive hiking, biking and riding trails across the southern-end of the Santa Ana Mountains.

Previously host-site for the El Toro Marine Memorial polo tournament, the Property most recently served as a private Arena Polo club and is improved with a 150-foot by 300-foot arena, horse corrals and tack rooms. Additional features include two (2) water wells which service the site and plans to divide the property into four (4) equestrian estates were in process with Riverside County (please contact the marketing team for updates on plan status).

This unique bank-owned asset offers the buyer an opportunity to purchase at a historically low price point with the flexibility to immediately build an estate on-site, possibly sub-divide into smaller parcels or, "land-bank" the property for future asset appreciation. Currently offered at \$550,000, pricing is less than 40% of the most recent 2012 appraisal and preference will be given to offers enabling a 2012 year-end close.



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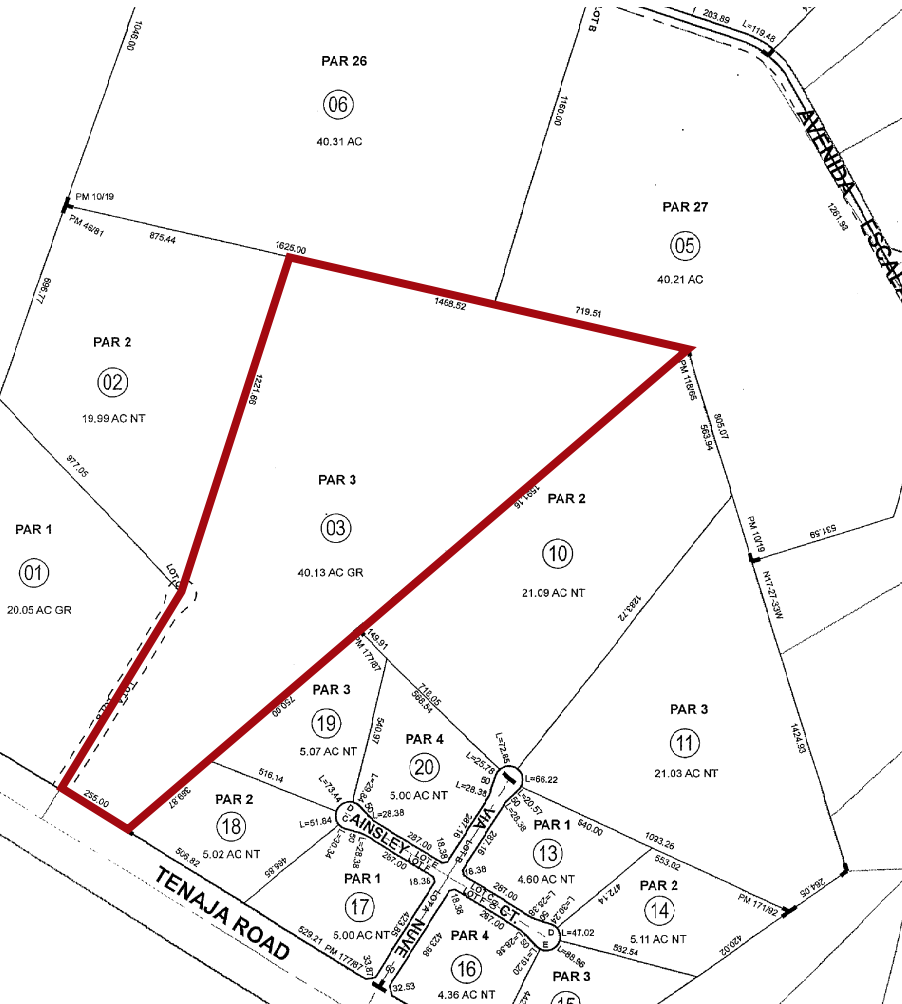
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