20 acres Rural Ranch Land
Adjacent to Sky Valley Resort

West of Longue Road • Sky Valley, California

FEATURES:
◆ Adjacent to Sky Valley Resort a Natural Hot Spring & Resort.
◆ Build your ranch & enjoy the tranquility Sky Valley has to offer.
◆ Sky Valley is located just a short drive away from Joshua Tree, Palm Springs, & other Coachella Valley Attractions.
◆ Priced for Quick Sale.
◆ Asking Price: $50,000 ($2,500/acre)

DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

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Site Amenities:

- **Location**: The property is located on the west side of Longvue Road (Unimproved) in the unincorporated area of Sky Valley, CA.
- **Area Description**: Sky Valley is a small rural community with a population of 2,400. It is located northeast of Palm Springs and the base of the Joshua Tree National Park.
- **Zoning**: R-A-1 1/4 (Residential Agriculture)
- **General Plan**: RR (Rural Residential - One dwelling unit per every 5 acres) limited animal keeping and agricultural uses are allowed
- **APN #**: 647-100-003
- **Flood**: Not In
- **Conservation Area**: Located in West Deception Canyon Conservation Area
- **Utilities**: Electric on Henry Rd
  CVWD Water: 8” Line on 22nd Ave
- **Current Use**: Desert
- **Terms**: Cash
- **Comments**: Build now or hold for future development.
- **Directions**: From Dillon Rd going East, Turn left on Longvue Rd (Undeveloped) drive approxiamtely .5 miles and turn left. Proceed past the solar farm and the property will be on the left.