

# 40 ACRES EXCLUSIVE HILLTOP RETREAT PANORAMIC VIEWS!

**PRICE  
 REDUCED!**



**NORTH OF DILLON RD, HOLMAN WAY (UNIMPROVED ROAD), SKY VALLEY, CA**

## FEATURES

- Ideal for an Exclusive Majestic Hilltop Retreat
- Just south of Joshua Tree National Park and surrounded by over 130,000 acres of government owned land
- Sweeping Panoramic Views of the Coachella Valley
- Just 8 miles from Washington St. and I-10

**ASKING PRICE: \$135,000**



**Paula Turner**

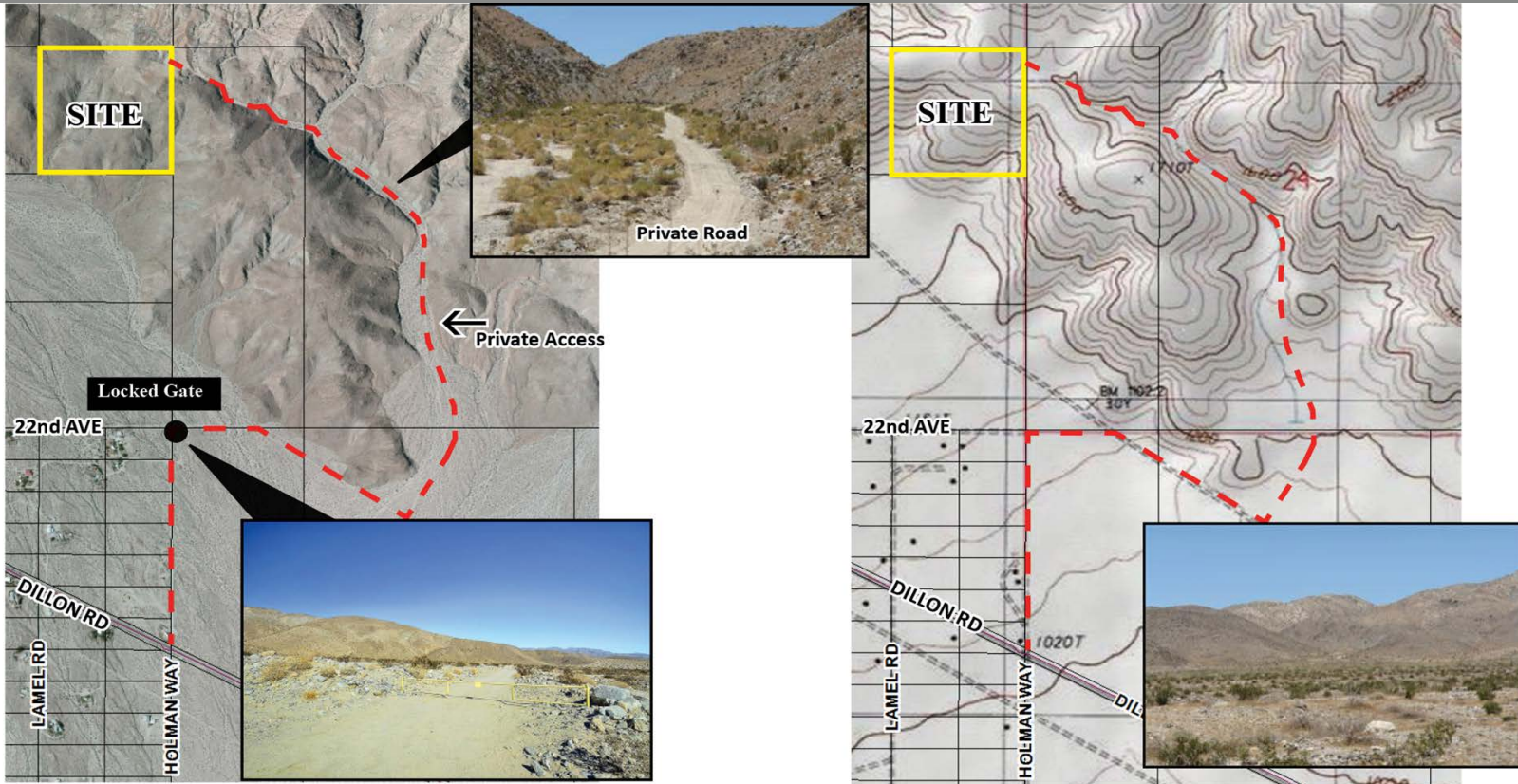
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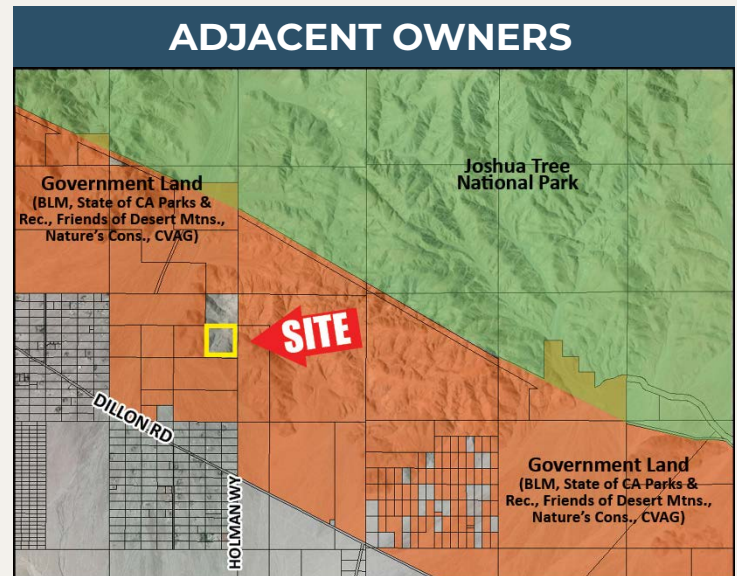


**Directions:** From I-10 take Washington St., North to 1000 Palms Canyon. North to Dillon Rd., go West (left) on Dillon Rd. for 1/2 mile turn North (right) on Holman Way. Gate is at the end of Holman Way on the right. Follow the right of way

## SITE AMENITIES

- **Access:** 6 acre transferrable right of way through federal land off Holman Way.
- **Zoning:** R-A-1 1/4 (Residential Agricultural, 1 1/4 acre minimum lot size)
- **General Plan:** OS-RUR (Open Space, Rural)
- **APN #'s:** 647-190-006
- **Parcel Size:** 40 acres
- **Thomas Guide:** 390 C6
- **Fault Zone:** No
- **Multi Species Conservation Area:** Yes, IndioHills/Joshua Tree National Park Linkage Conservation Area
- **Adjacent Uses:** Joshua Tree National Park and other government land.
- **Utilities:** Water and electric at the corner of Holman Way and 22nd Ave.
- **Elevation and Topo:** Elevation range from 1,200' at the bottom of the hill and as high as 1,600' at the top of the parcel.
- **Highest and Best Use:** Build exclusive hilltop retreat.
- **Terms:** Cash, Owner May Carry
- **Comments:** Extreme rare and unique property. See the desert lights!! The views encompass the entire Coachella Valley. Elevated up to 1,600 ft. Mineral rights and water rights included with property.

## ADJACENT OWNERS



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Disclaimer: The information provided 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. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions or assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.