

8531 Glendale Ave, Hesperia, CA 92345-6775
\$4,000,000



The Luckey Ranch

FOR SALE



"Home of the Good Deals"

83+ acres
3 Homes
19,000+ sq. ft.
Under Roof
Mixed Use -
Rec.Com/A2 Zoning
300 Water Shares

760-951-9050

www.GoodDealRealty.net



Listing # 503186 High Desert MLS

Main house and rental, stables and out buildings, 7.46 acres. APN# 0398-031-25

Agricultural land and water shares

30.19 acres APN# 0398-031-24

30.04 acres APN# 0398-031-48

Rock Springs and Glendale, NE corner, rental, detach garages, RV storage and mercantile business, 15.43 acres. APN# 0411-191-59

Aerial photos and video:

<https://www.dropbox.com/sh/atyowwxijaxu6st/AACzONKGCWp6R8h0QgihUkY5a?dl=0>

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The Luckey Alfalfa Ranch!

This 83+ acres 4 parcels including 10 outbuildings at 10,215 square feet; 3 homes with 9 bedrooms 8 bathrooms at 7,446 square feet; an office with bathroom at 1,750 square feet; 70+ acres of prime agricultural land most recently farmed as Alfalfa;



Main House: The Luckey Estate! Sits on 7.46 acres of hilltop. The views overlooking the Mojave River and Apple Valley are breathtaking offering some of the best view in the High Desert. The main Luckey Estate Home boast 3,383 square feet of classic architecture with 4 bedrooms and 3 bathrooms with a 504 square foot garage with a total of 3,887 square feet under roof; a 1,044 square foot ranch hand/ rental house 2 bedrooms and 2 bathrooms with 248 square feet of garage with a total of 1,292 square feet under roof renting for \$750; 2,876 square foot pole barn; 627 square feet of Stables; 265 square feet of storage buildings.

In addition to the Agricultural possibilities there are other developmental possibilities: Sports Complex, Music Concert Venue, Alfalfa Museum, University (Weather and Agricultural Studies), and Horse Farm where the 7+ acre site would be the developmental tie-in to these any possibilities. In addition, this 7+ acre parcel could be expanded into a High End Luxury Mobile Home Estate Park with 22 - 25 premium sites. Expansion of the existing homes and buildings or a complete redesign of one of the most exclusive private estates in the High Desert

Listing #565764 High Desert MLS
Main house, rental, stables and out buildings
7.46 acres. APN#0398-031-25



Rental House



Stables

Aerial photos and video:

<https://www.dropbox.com/sh/atyowwxijaxu6st/AACzONKGCWp6R8h0QgihUkY5a?dl=0>

Agriculture Land

In addition to the Agricultural possibilities there are other developmental possibilities: Sports Complex (Soccer, Baseball, Foot Ball, Skate Park, Polo Fields), Music Concert Venue, Alfalfa Museum, Solar Farm, Wind Farm, Arboretum, University (Weather and Agricultural Studies), Stadium Site, Mini NFL Camp, Horse - Dog - Race Car Track Site, Rodeo Site, Horse Farm, Fairground Site, Private Air Strip.



Listing #504592 High Desert MLS

Agricultural land and Water Shares

30.19 acres APN# 0398-031-24

30.04 acres APN# 0398-031-48



Aerial photos and video:

<https://www.dropbox.com/sh/atyowwxijaxu6st/AACzONKGCWp6R8h0QgihUkY5a?dl=0>

300 acre feet water shares in the Mojave Water Basin (Alto-Sub Area) currently valued at \$1,500,000. The possibilities for the 60+ acres (Parcel # 24 and #48 - Zoned Rec/Com and A-2) which are contiguous are numerous;

Learn More:

www.mojavewater.org

www.mwdh2o.com

Agricultural Land: The Lucky Alfalfa Ranch! 60+ acres of prime agricultural land most recently farmed as Alfalfa; 300 acre feet water shares in the Mojave Water Basin (Alto-Sub Area) currently valued at \$1,500,000. The water shares do not have to be sold with the 2 APN's. This puts the Value of the 60+ acres at \$500,000 at \$8,333 an acre. The possibilities for the 60+ acres (Parcel # 24 and #48 - Zoned Rec/Com and A-2) which are contiguous are numerous; Agricultural: Alfalfa, Sod Farm, Tree Farm, Pistachio, Jujube, Peaches, Nectarines, Plumbs, Pears and Cherries, Carrots, Onions, Small Grains, Hemp, Grapes/Wineries. In addition to the Agricultural possibilities there are other developmental possibilities: Sports Complex (Soccer, Baseball, Foot Ball, Skate Park, Polo Fields), Music Concert Venue, Alfalfa Museum, Solar Farm, Wind Farm, Arboretum, University (Weather and Agricultural Studies), Stadium Site, Mini NFL Camp, Horse - Dog - Race Car Track Site, Rodeo Site, Horse Farm, Fairground Site, Private Air landing Field and Runway, Mobile Home or duplex sites along the southern border.



8929 Glendale Ave, Hesperia, CA 92345-6775



Listing #505051 High Desert MLS **Rock Springs and Glendale**, NE corner, rental, detach garage, RV storage and mercantile business, 15.43 acres. APN# 0411-191-59



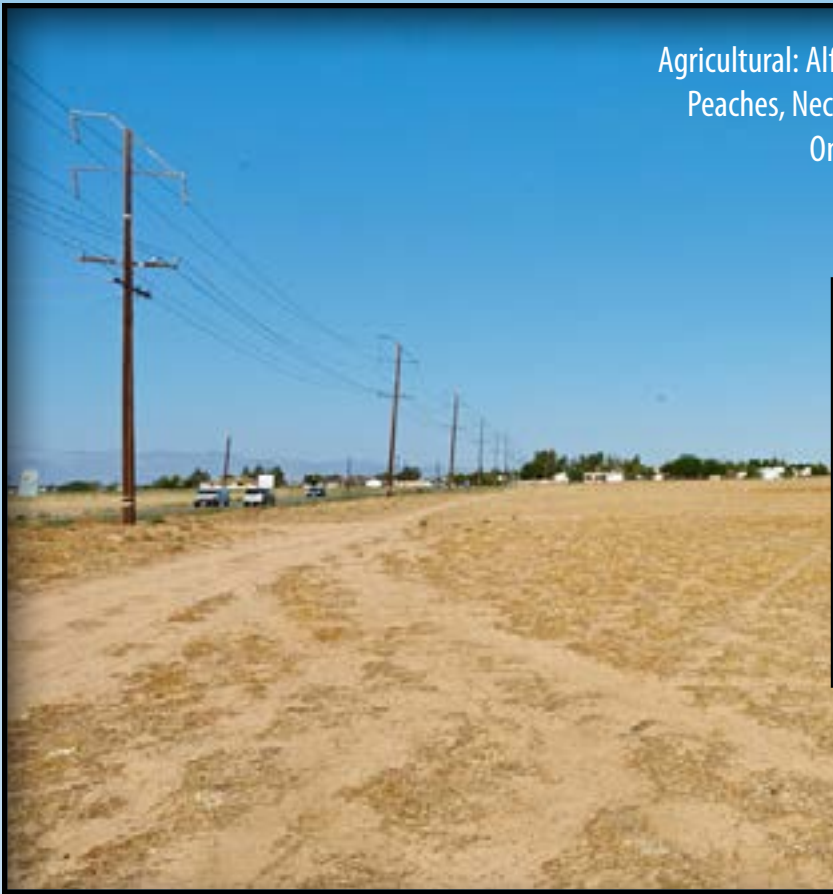
8929 Glendale: NE Corner of Rocksprings and Glendale • The Lucky Alfalfa Ranch! Development possibilities abound on the NE corner of Rocksprings and Glendale - This piece is 15.43 acres 10+ acres is Buildable - Currently Zoned A-2 buildable unit=2.5 acre. To the immediate W and SW of the property are 18,000 to 20,000 sq. ft. home sites creating a possible 20 - .5 acre developable home sites. Or/If the current zoning is changed to higher density R2-40 duplex homes, or R4-20 4-plexs = 80 units. Also with a commercial zoning change a mix of 50% permitable commercial and 50% 4-plex and/or duplex units. The rest of the Rocksprings/Glendale property 5.43 is a Feed Mercantile Store with 1,750 Sq. Ft of office and restroom, 4,500 sq. ft. of Covered RV Storage Space Units, the barn doubles as an Event Center and Country Wedding Themes and Party events are popular. A 3 bedroom 3 bath Home and 984 sq. ft. detached Workshop/Garage sits on 1.5+ acres and currently is rented at \$1,550 p/m. In addition to the Agriculture options: Alfalfa, Sod Farm, Tree Farm, Pistachio, Jujube, Peaches, Nectarines, Plumbs, Pears and Cherries, Carrots, Onions, Small Grains, Hemp, Grapes/Wineries Development possibilities could be; Storage and Light Industrial Business Park, Gas Station Corner, Fast Food Site. Bring your imagination. Book your private showing today!

Aerial photos and video:

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Agricultural: Alfalfa, Sod Farm, Tree Farm, Pistachio, Jujube, Peaches, Nectarines, Plumbs, Pears and Cherries, Carrots, Onions, Small Grains, Hemp, Grapes/Wineries.



Directions I-15 to Main St. East; Left on Rock Springs Rd. to Glendale - Parcel 0411-191-59 is on the NE corner of Rock Springs & Glendale; head South on Glendale to the North border on the other 3 contiguous parcels; Map 8531 Glendale Ave to Main entrance!



Offered by **Ken Parker and Good Deal Realty**

12402 Industrial Blvd A-2 • Victorville, CA 92395

Office **760-951-9050** • Direct **760-900-1042** • www.gooddealrealty.net

