



# LAND AND LOTS

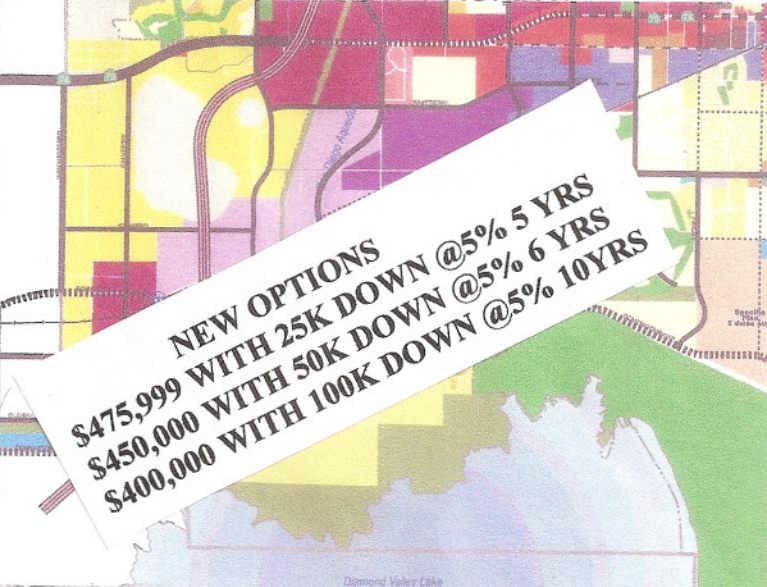
Type of Listing Agreement **ER**



Have **14.42 ACRES VACANT LAND** City **WINCHESTER** Area **TG# 840 A7** Zone **R1A2** List Price (LP) **500,000**  
 Address **34530 OLIVE AVE,** County **RIVERSIDE** State **CA** Zip **92596** Present Loans \_\_\_\_\_  
 Cross Streets **CALIFORNIA** Incorporated? **NO** Gross Equity \_\_\_\_\_  
 Estimated Lot Dimensions \_\_\_\_\_ X \_\_\_\_\_ Parcel Size: **14.43 ACRES** Price per: **ACRE 34,650**  
 Features \_\_\_\_\_ Terms \_\_\_\_\_

A/P # **465-170-027** Tax Area **71290**  
 Tax Rate Yr. **4** Tax Rate \_\_\_\_\_ Subdivision Map # \_\_\_\_\_  
 Land \$ \_\_\_\_\_ %  
 Improvements \$ **26,373** **31.0** %  
 Personal Property \$ \_\_\_\_\_ %  
 Total \$ **1,080** %  
 Legal: Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_  
 Tract Code \_\_\_\_\_ Tract Name \_\_\_\_\_

## POTENTIAL SUBDIVISION PROPERTY



**NEW OPTIONS**  
**\$475,999 WITH 25K DOWN @5% 5 YRS**  
**\$450,000 WITH 50K DOWN @5% 6 YRS**  
**\$400,000 WITH 100K DOWN @5% 10YRS**

**DESCRIPTION OF PROPERTY**  
 DISTANCE TO: Stores **1 MILE**  
 Schools **1** Churches **1**  
 Freeways **1** Bus \_\_\_\_\_  
 Phone Service **Y** Sewer **Y**  
 Electricity **Y** Gas **N**  
 Street Frontage **Y** Mineral Rights **Y**  
 Possible New Zone **Y** Redevelopment area? \_\_\_\_\_  
 Present Use **RESIDENCE & FIRMING**  
 Potential Use **RESIDENTIAL SUBDIVISION**  
**GENERAL PLAN 2-5 UNITS PER ACRE**  
**NOTE: PROPERTY IS IN 100 YEAR FOOD PLAIN**

Ingress/Egress \_\_\_\_\_  
 Ingress/Egress Easements? **NO** Fee? **YES** Horse Property? \_\_\_\_\_  
 Fenced **Y** Fence Condition \_\_\_\_\_  
 Cleared **Y** Elevation Above Sea Level \_\_\_\_\_  
 Types of Soil **LOAM**  
 Owner Survey? \_\_\_\_\_ Established Corners **YES** Total % Usable **100**  
 Trees (Fruit & Shade) **none**  
 Topography **level**

**INFRASTRUCTURE**  
 Water District Name **N** Septic? **Y**  
 Storm Drains In? **N** Paved Streets? **N**  
 Existing Bonds? **N** Sidewalks, Curbs? **N**  
 Sewer **Y** Special Assessment \_\_\_\_\_  
 IMPROVEMENTS **BARN 100 X 60, WORKSHOP 40 X 40**

Loan Information as of **NO LOAN**  
 1st TD \$ \_\_\_\_\_ @ \$ \_\_\_\_\_ /MO P&I @ \_\_\_\_\_ %  
 Due \_\_\_\_\_ Lender \_\_\_\_\_  
 Assumable? \_\_\_\_\_ Type \_\_\_\_\_ Fee \_\_\_\_\_  
 2nd TD \$ \_\_\_\_\_ @ \$ \_\_\_\_\_ /MO P&I @ \_\_\_\_\_ %  
 Due \_\_\_\_\_ Lender \_\_\_\_\_  
 Assumable? \_\_\_\_\_ Type \_\_\_\_\_ Fee \_\_\_\_\_  
 Financing Remarks: Subordinate? \_\_\_\_\_ Lien Release? \_\_\_\_\_

**SELLER WILL CARRY NOTE FOR 3 YEARS**  
**TENTATIVE TRACT MAP AND PRELIMINARY PLANNING AND ENGINEERING SERVICES ARE AVAILABLE AT AN ATTRACTIVE DISCOUNT**

Land: \_\_\_\_\_ Lease \$ \_\_\_\_\_ / Yr Lease Expires \_\_\_\_\_  
 Zones: Special Study \_\_\_\_\_ Flood? **Y** Coastal \_\_\_\_\_ Slide? \_\_\_\_\_  
 WATER Well? **Y** How Deep? **210** Pump#-HP Motor **5 HP** Gal./Min. \_\_\_\_\_ Est. Size Hole/Casing **8"** Est. Water Table \_\_\_\_\_ Potable? **Y**

Remarks **MOBIL HOME . SEWER LINE RUNS THRU PROPERTY ALONG WITH AQUEDUCT EASEMENT.**  
**PROPERTY IS IN THE SPHERE OF INFLUENCE OF THE CITY OF HEMET AND ZONED BUSINESS PARK**  
**SEVERAL RESIDENTIAL SUBDIVISIONS NEARBY ARE IN PROCESS**

To Show Contact **John Guptill** Phone **714-996-4559** Owner \_\_\_\_\_  
 Listing Office # \_\_\_\_\_ Listing Office Name **JOHN GUPTILL, INC** Phone **714-996-4559** FAX **714-996-4559** Recip To **3%**  
 Salesperson # \_\_\_\_\_ Salesperson Name **John Guptill** Phone **714-996-4559** Pager **LIC. 00677477** S/O Comp. \_\_\_\_\_

All Information is from sources believed reliable, but is not guaranteed. Information is confidential and for licensed agent use only--not for public distribution.  
 Owner certifies that the above information is accurate and complete to the best of his knowledge.

SALESPERSON SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 BROKER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_