



80 ACRE RANCH / MITIGATION OPPORTUNITY

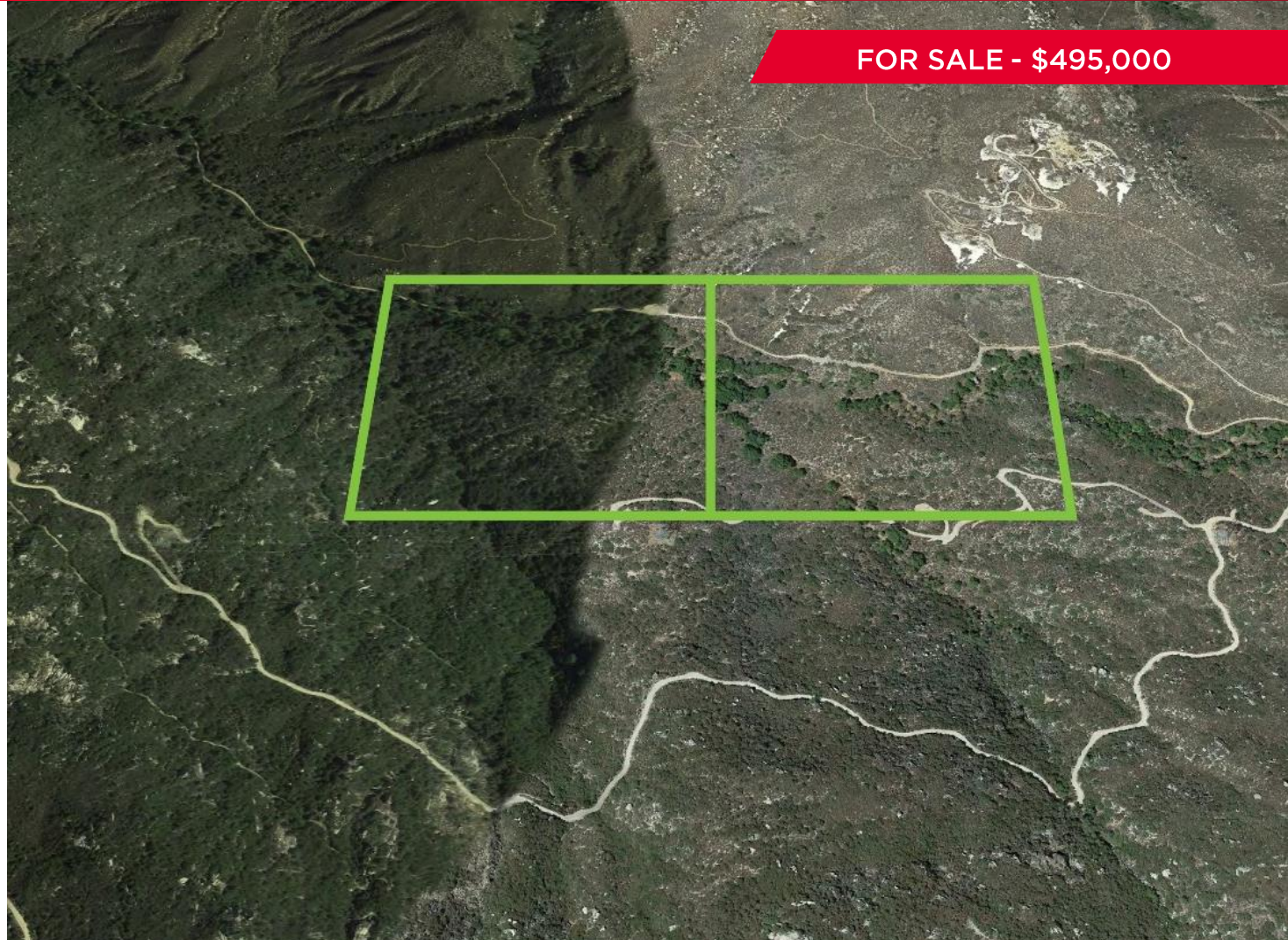
Big Potrero Truck Trail, Campo, CA 91906

FOR SALE - \$495,000

PROPERTY INFORMATION

The property is located on Big Potrero Truck Trail and Hauser Creek Road, in the Hauser Canyon area, near the community of Campo, in south San Diego County. It abuts the Cleveland National Forest to the north, west and east, and United States Department of Interior Bureau of Land Management Lands to the south. All of the property is within a focused conservation area for the East County Multiple Species Conservation Plan.

The ranch's rural location and surrounding pristine habitat make it ideal for the development of a rural estate of family retreat. Also, the high value habitat found on the property, the fact that it is an inholding within the Cleveland National Forest, and the surrounding lands all being publicly owned make this a desirable acquisition for mitigation or conservation.



APN	Acreage	Price
604-070-01	40	\$247,500
604-080-03	40	\$247,500
TOTAL	80	\$495,000

For more information, contact:

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MITIGATION POTENTIAL

Multiple studies have been completed on the property that have identified high-quality native vegetation with significant biological resource value.

Habitat - The vegetation communities identified on the subject include: Southern Mixed Chaparral, Coastal Live Oak Woodland / Southern Coast Live Oak Riparian Forest, Southern Willow Scrub, and Chamise Chaparral.

Sensitive Species - The following species have been identified on the ranch, or in the area surrounding the property, and the property contains habitat that could support these species.

- Arroyo Toad
- Quino Checkerspot Butterfly
- San Diego Horned Lizard
- Least Bell's Vireo
- Southwestern Willow Flycatcher

Wetlands - According to the study by Sheidt, the property is crossed by Hauser Creek and many of its tributaries. These may qualify as "waters of the state", "waters of the U.S.", and state (California Department of Fish and Game) wetlands. It is possible that some of these areas also qualify as federal (Army Corp of Engineers) wetlands.



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