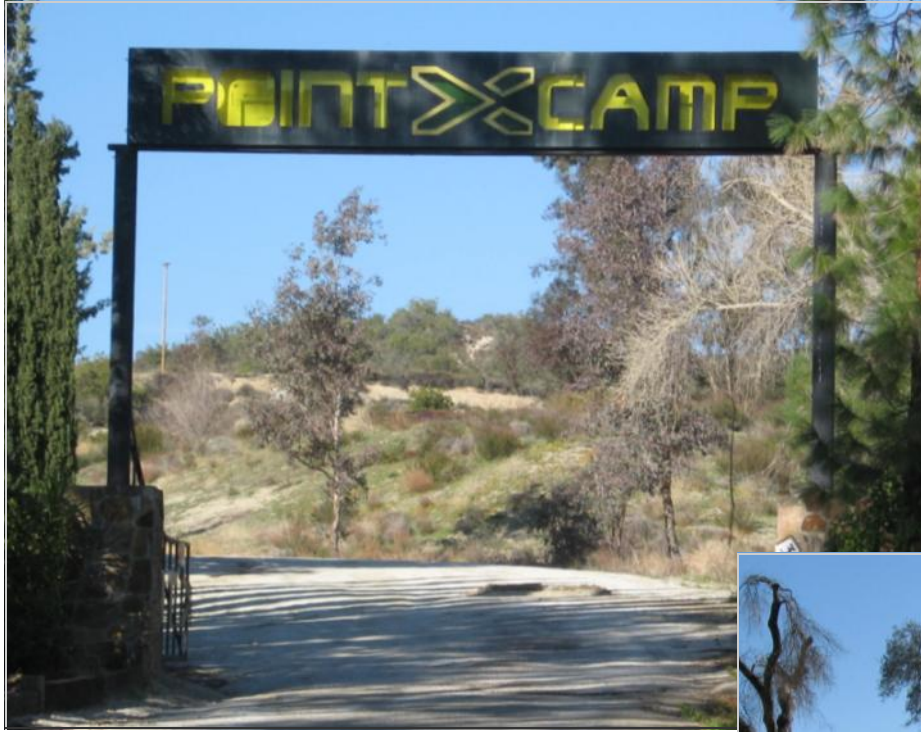


FOR SALE

Camp Site For Sale

+/- 90 Acres

38901 Reed Valley Rd • AGUANGA, CA • 92536



PROPERTY FEATURES:

- **ASKING : \$1,600,000.00**
- Former Point X Camp & RV Park
- Lake for Fishing and Water Activities
- 10 Cabins, Offices, Clubhouse
- Over 90 Acres of Land to Explore
- Excellent site for a Church Camp
- Owner May Carry (OAC)

AMENITIES:

- Electric Power
- Septic
- Water, Propane, and Telephone



CONTACT

MAHLON TOBIAS

Lic # 01913048

mahlon@tobiascommercial.com

951-676-6677 x1

BRETT PACK

Lic # 01866035

bpack@tobiascommercial.com

951-676-6677 x2

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IMPROVEMENTS	SIZE (SF)
Guest House (8 car garage)	4,000
Check In Station	100
Guest House (3 car garage)	1,000
Offices	1,800
House	1,200
Store/Office	800
Clubhouse	3,100
Pool house	1,000
Bunkhouse	450
10 Cabins	430/cabin 4,300 total
TOTAL SF	17,750 SF

APN #	ACRES	ZONING	LAND USE DESIGNATION
571-110-001	2.99	R-1A-2	EDR-RC
571-110-002	2.75	R-1A-2	EDR-RC
571-110-003	3.21	R-1A-2	EDR-RC
571-280-037	30.70	R-R	RR
571-280-039	51.10	R-R	RR



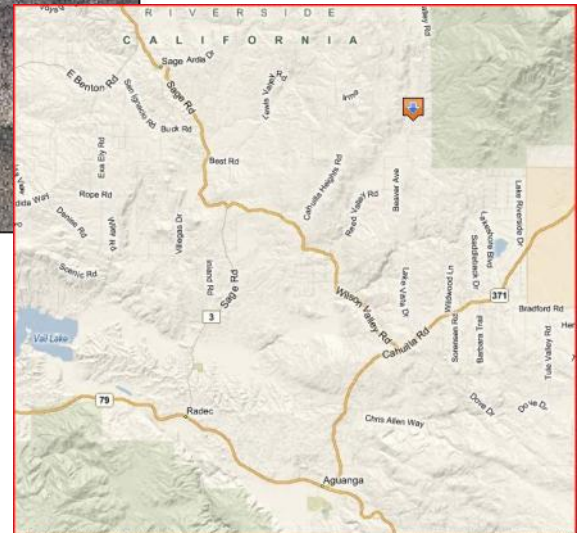
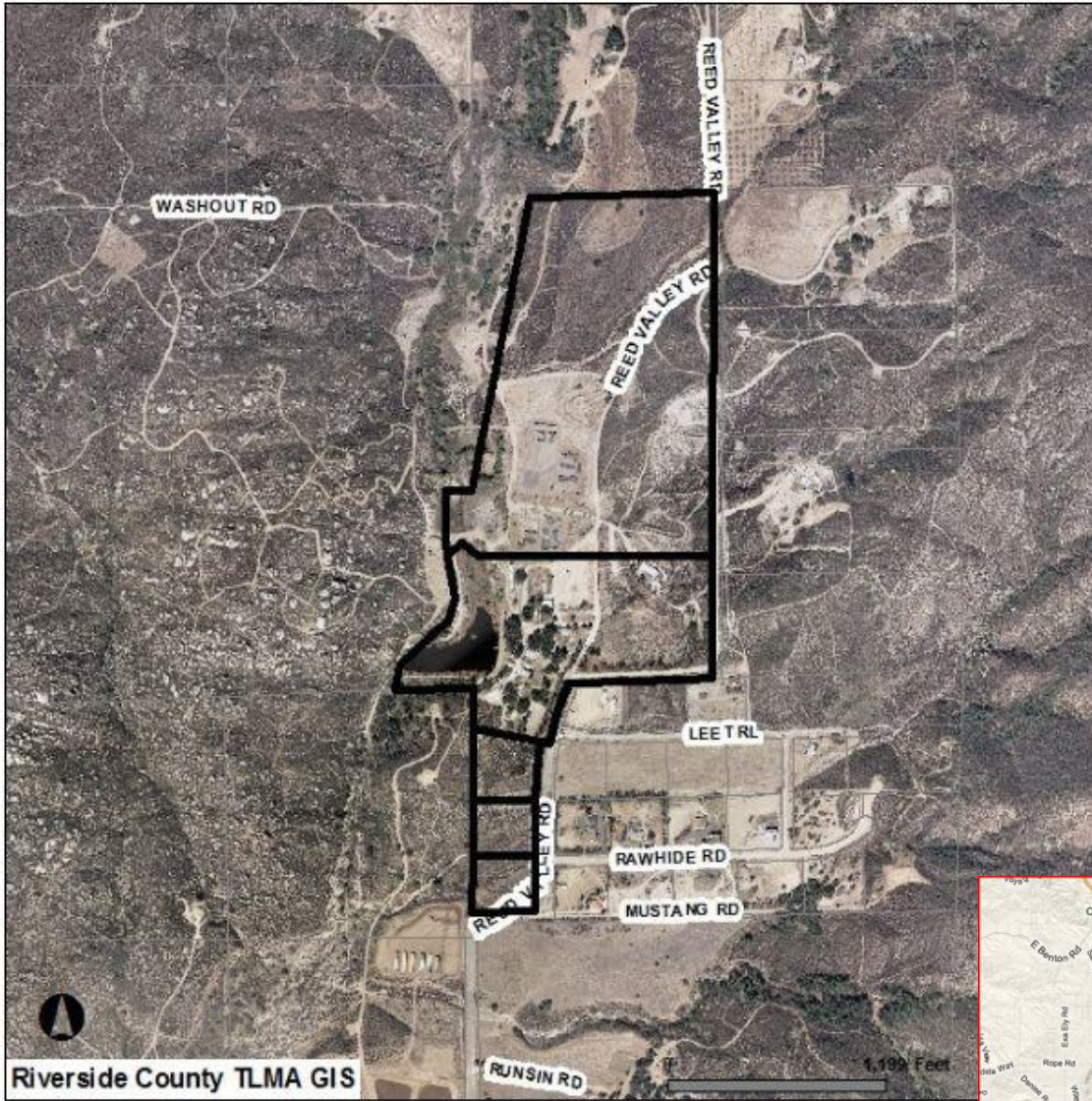
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Point X Camp



Selected parcel(s):

571-110-001 571-110-002 571-110-003 571-280-037 571-280-039



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