



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Stardust Ranch

1,640 ± Acres | Riverside County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

619-201-1923 | 707-455-4444 Office | 707-455-0455 Fax

www.CaliforniaOutdoorProperties.com

DRE # 02136659



Introduction



Stardust Ranch, established 1883, encompasses approximately 1,640± contiguous acres in the Sage Hills east of Temecula, representing one of Southern California's notable working ranch and agricultural holdings. The property includes exceptional water resources with diversion water rights, three productive wells, a year-round spring, and a 2.5± acre reservoir that supplies irrigation across roughly 370 ready-to-farm acres. The lower ranch offers highly usable land well-suited for farming, livestock, and potential future mitigation uses along Wilson Creek. Improvements include two residences, a shop with studio, barn, greenhouse, and covered agricultural work area. The ranch blends productive soils, abundant water, and a scenic setting surrounded by conserved lands, approximately 20 minutes from Temecula. A unique opportunity to own a significant, water-secure ranch in Southwest Riverside County.



Highlights

Summary

- 1,640± acres | 3 Wells | Spring | Reservoir | Two Homes | Barn | Shop/Studio | Greenhouse
- Senior Water Rights and Comprehensive Irrigation
- Legacy-scale Ranch Near Temecula's Amenities
- Exceptional Privacy, and Long-Term Water Security
- Historic Ranch Dating Back to 1883

Improvements

- Two Homes: Historic Main Residence and Guest House
- Shop Building with Attached Studio
- Modular Barn and Covered Agricultural Work Area for Packing
- 2-Acre Greenhouse for Tender Row Crops
- New Septic and New Well

Water Resources

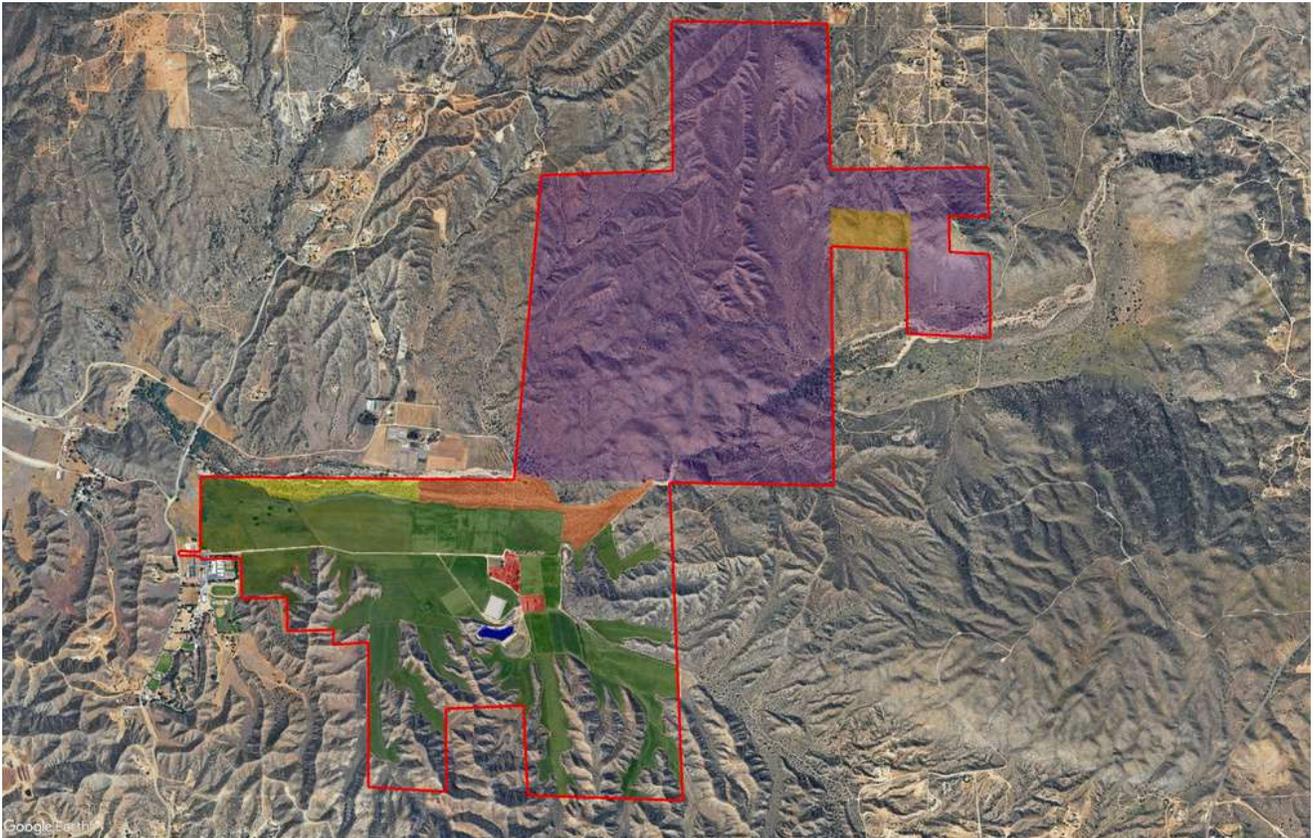
- Pre-1913 Diversion Water Rights
- Three Active Wells with High Water Table
- Year-round Natural Spring
- 2.5-acre Reservoir for Irrigation and Recreation (Swimming, Fishing)
- Developed Irrigation with Underground Mainlines, Risers, and Pumping Systems
- Water Harvesting Earthworks for Catchment and Diversion

Operational & Investment Features

- Working Ranch with Established Irrigation and All Utilities
- Suitable for Vineyard, Grazing, or Row Crops
- Subdivision Potential on Lower Ranch
- Wetland Restoration Project Potential

Size & Zoning

The 1,640.45 +/- acre ranch consists of 15 parcels.

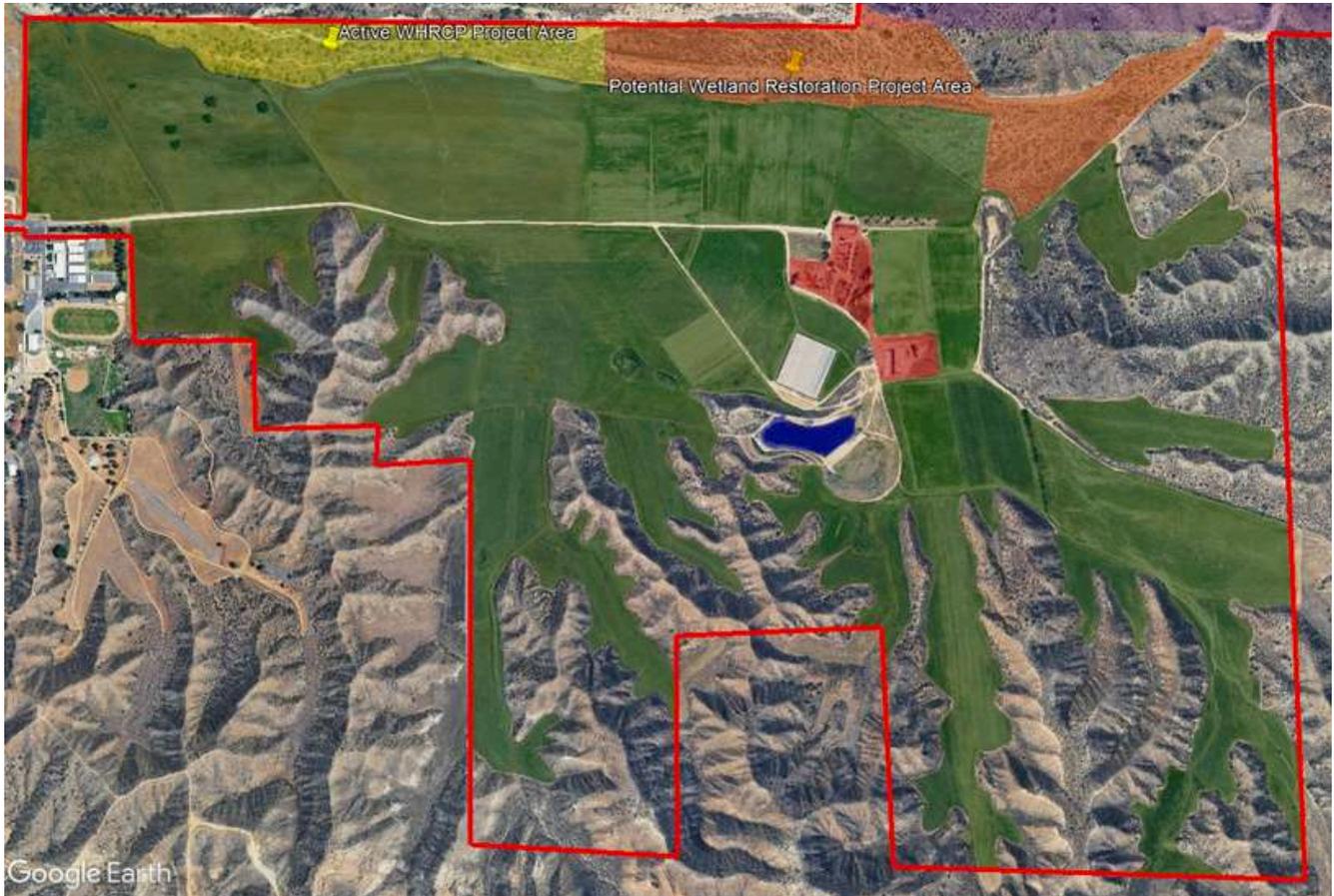


The entire Ranch is zoned RR (Rural Residential) by the County of Riverside. Please refer to Riverside County Zoning Regulations for a complete list of allowed uses for this property.

Land Overview	
APN	Acres
581-170-016	190.40
581-170-013	99.63
581-180-005	2.75
581-180-009	120
581-190-013	280
581-190-014	40
581-070-005	640
581-070-002	160
581-100-019	30
581-100-020	10
581-100-038	9.53
581-100-039	9.23
581-100-040	8.91
581-100-021	20.00
581-100-022	20.00
15	1,640.45

Lower Valley

The Lower Valley Features Irrigated Farmland, The Ranch Compound, The Reservoir, The Greenhouse and Direct Access From Sage Road.

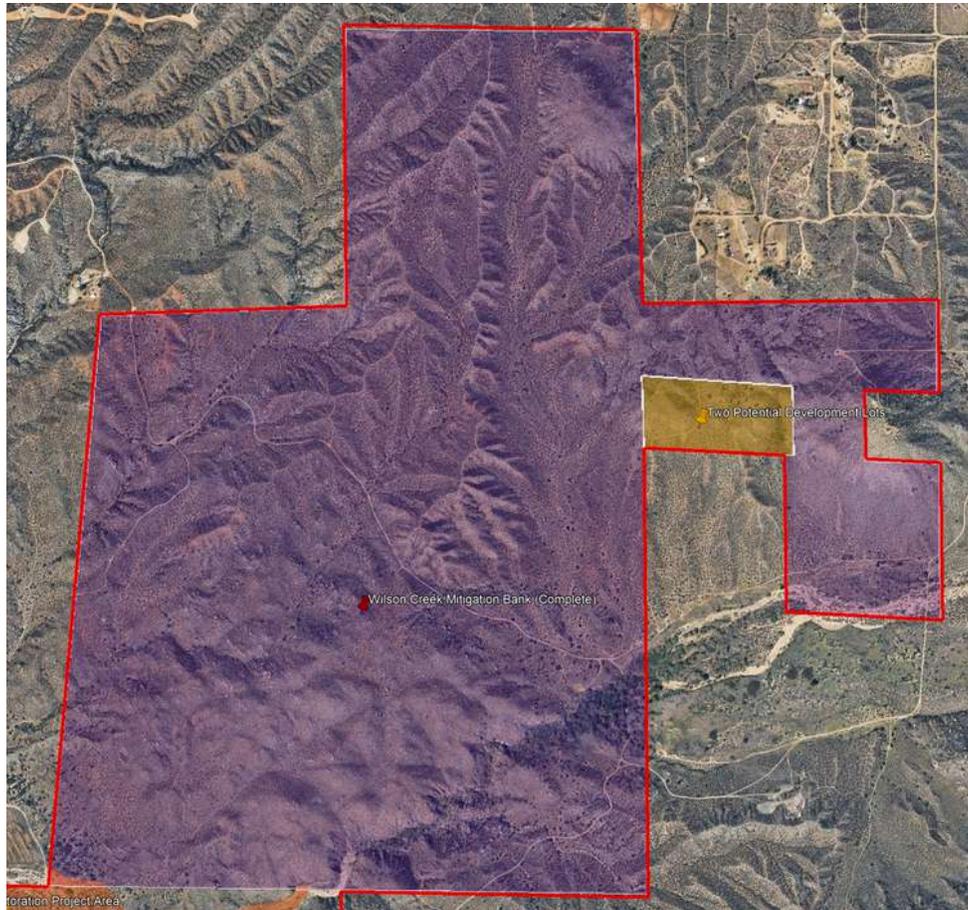


Encompassing nearly the entire Lancaster Valley, the Lower Ranch is the working core of the Ranch. With scenic finger-valleys extending up into the hills and a vast valley floor bordering Wilson Creek, this beautiful and level land has immense production potential. In addition to the features already in place, this land can support significant future development. (Buyer to Verify)

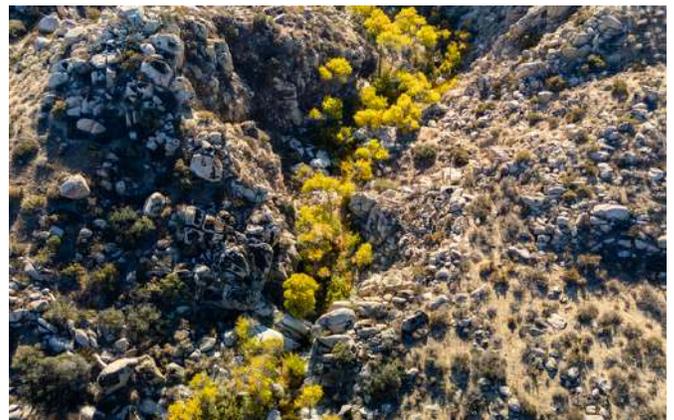


Upper Ranch

The Upper Ranch is a Monument of the Sage Hills, with early 1,000 Acres of Untouched and Preserved Wilderness.



A sanctuary of quiet, pristine wilderness, the Upper Ranch is a private playground of hunting and off-roading. The setting is tranquil and scenic, with views ranging from Palomar Mountain to the Hills of the Pacific. The canyon which feeds the lower ranch is a wild and inspiring gorge filled with sycamores and lined with granite rock faces.

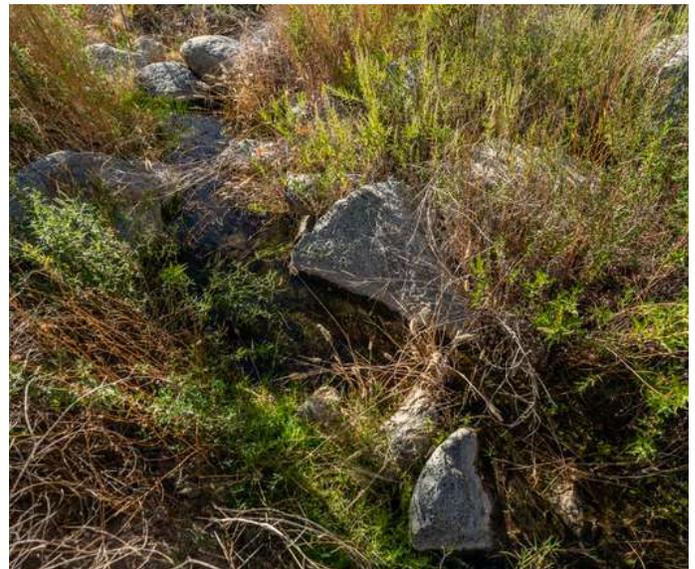


Water



Stardust Ranch has Diversion Water Rights associated with Wilson Creek dating back to 1883. In addition, the Ranch has 3 productive wells, the most recent of which is an irrigation well drilled in 2021 to a total depth of 357 feet. The static water level on the day of drilling was 56 feet. The well feeds the comprehensive irrigation networks existent on the Lower Ranch.

Stardust Ranch's Lower Valley is intelligently designed to harvest water through keyline design and catchment basins throughout the property. A diversion dam channels rainfall into the reservoir for use throughout the growing season, and because of the unique geographical features of the valley, water is present year-round.



Farming

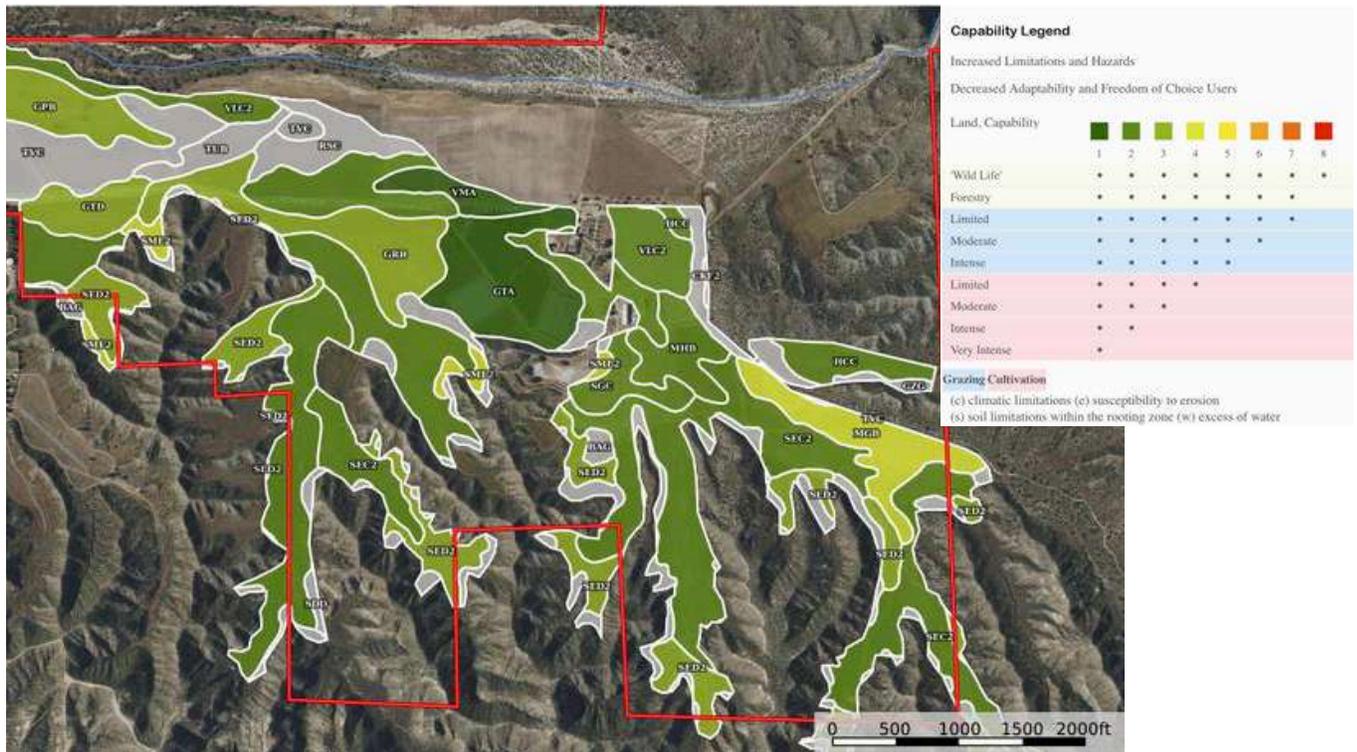


Stardust Ranch features approximately 370 acres of cleared, irrigated farmland for production. The Lower Ranch is Certified Organic by CCOF and has historically been used to graze cattle and produce feed or row crops. With soils suited for a variety of crop types and a pre-existing irrigation network, the Ranch is poised to capitalize on the prime soils and abundant water resources available. Unexplored options include vineyard, orchard and specialty livestock. With Temecula just miles away, the geographic proximity of Stardust Ranch offers a competitive advantage to all types of growers and producers.

Included in the offering is a 2-acre greenhouse used for production of tender crops and specialty fruits and vegetables. This greenhouse is strategically located near the agriculture packing facility.



Farming: Soils



Stardust Ranch contains an unusually large concentration of deep, alluvial sandy loams, confirmed in the official NRCS soil report as approximately 260± acres of **Prime Farmland** if irrigated and an additional 53± acres of **Farmland of Statewide Importance**. These soils have a deep-profile, are uniform in texture, naturally well-drained, and capable of supporting high-value specialty crops, orchards, vineyards, and long-season organic production. Their presence at this scale is rare in the Sage Hills, where most surrounding lands consist of shallow, rocky, or steep terrain. The remaining non-prime hillside and canyon soils complement the property by offering grazing, watershed, habitat, and recreational value, but the ranch’s agricultural significance is anchored by its extensive, and regionally uncommon, block of prime alluvial soils documented in the survey.



Recreation



From fishing and swimming in the reservoir to hunting and off-roading on the Upper Ranch, one of the true highlights of Stardust Ranch is the unmatched privacy that comes with the 1,640-acre holding. A variety of wildlife species frequent the property including great-horned owls, wildcats, mule deer, and many more. The entire ranch features pristine views, fresh air and an escape not often available in private holdings so near to downtown amenities.



Improvements



The Ranch Compound features two homes: one historic Spanish style home with timeless features and another newer home. It also has a shop with attached studio apartment, stables, a livestock pen, barn, agricultural packing area, greenhouse and several storage containers. Accessory structures include sheds, awnings and a bunk house. The site features a new septic system, new irrigation well and a 2.5 acre-reservoir.



Amenities

★ Temecula

Temecula is a major regional hub known for its wine country, dining, medical services, and full-service retail.

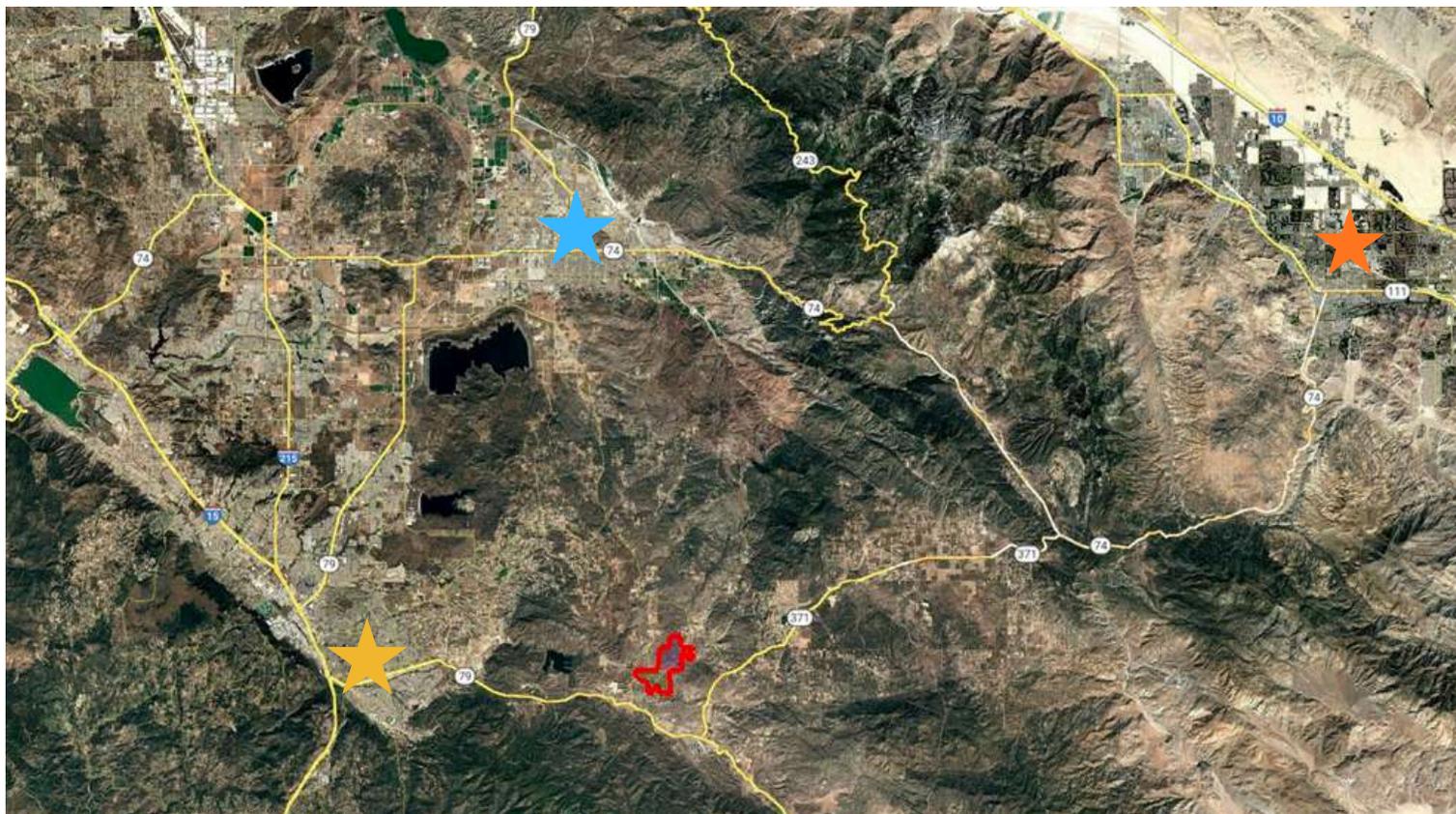
Its amenities, schools, and employment base make it the primary service center for the Sage Hills region. Being just 20 minutes from Temecula gives Stardust Ranch easy access to daily conveniences while retaining complete privacy. The city's growing economy and strong tourism draw add long-term value to nearby rural holdings.

★ Hemet

Hemet provides essential services, agricultural suppliers, contractors, and affordable shopping options that support ranch and farm operations. The city offers a quieter alternative to Temecula while still supplying full amenities within a short drive. Proximity to Hemet gives Stardust Ranch access to labor, materials, and day-to-day necessities. Its location along key east-west corridors also improves logistical reach.

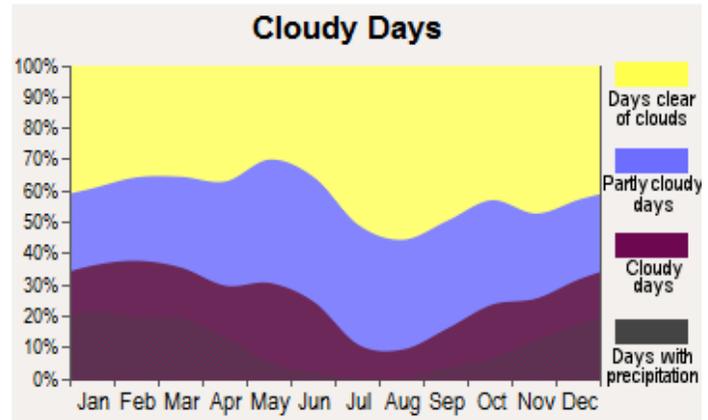
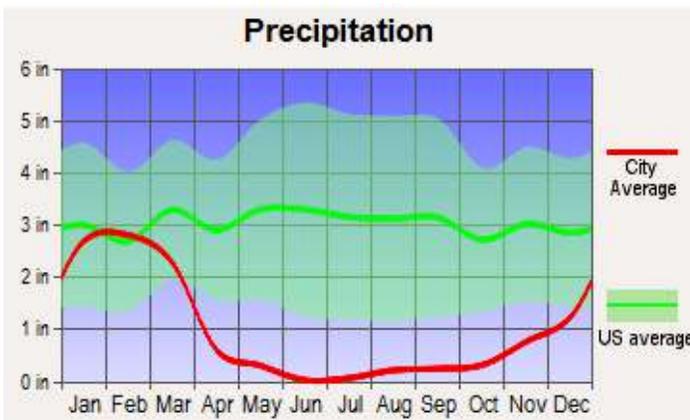
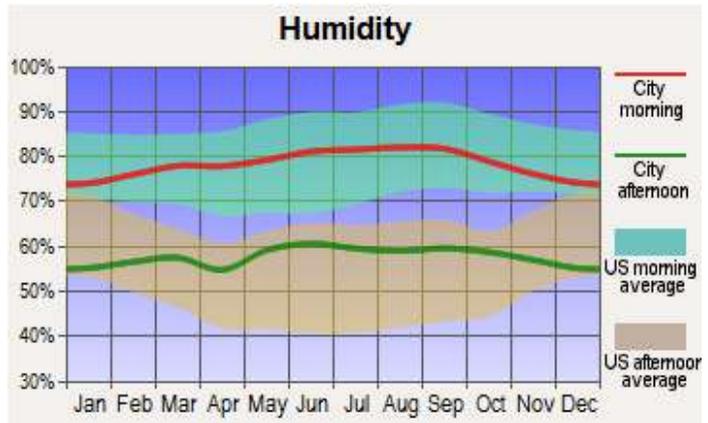
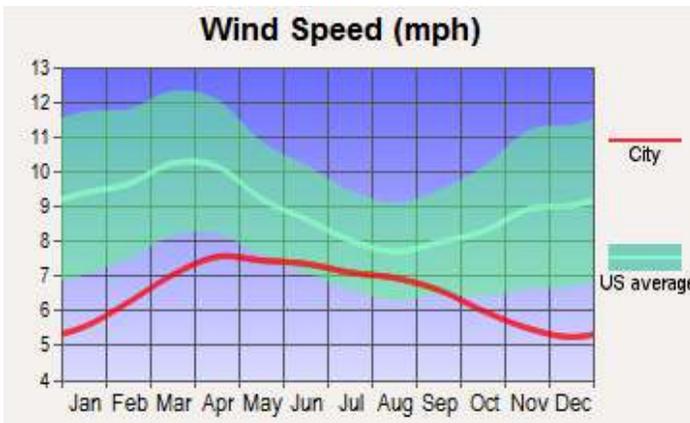
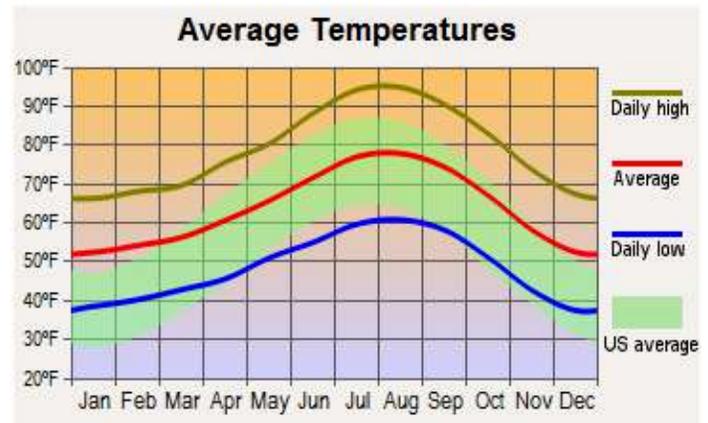
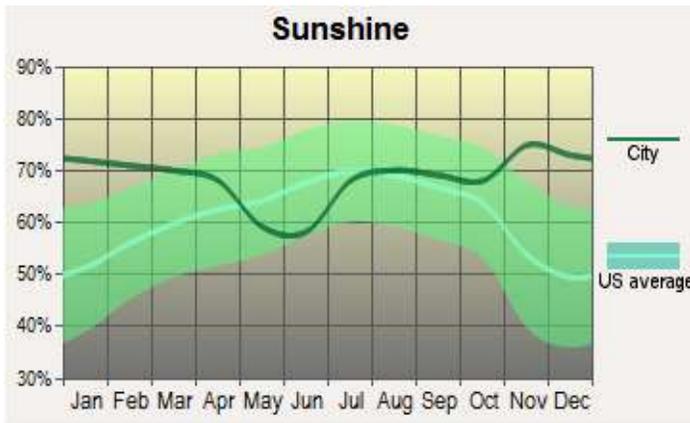
★ Palm Springs

Palm Springs delivers resort-level dining, recreation, and a major tourism economy within an hour of the ranch. The area's airport, hospitality sector, and cultural attractions make it a high-value amenity center for owners or guests seeking a getaway. Its proximity enhances the lifestyle appeal of Stardust Ranch without compromising its seclusion. Easy access to a world-class destination is a unique advantage for a large-scale rural property.

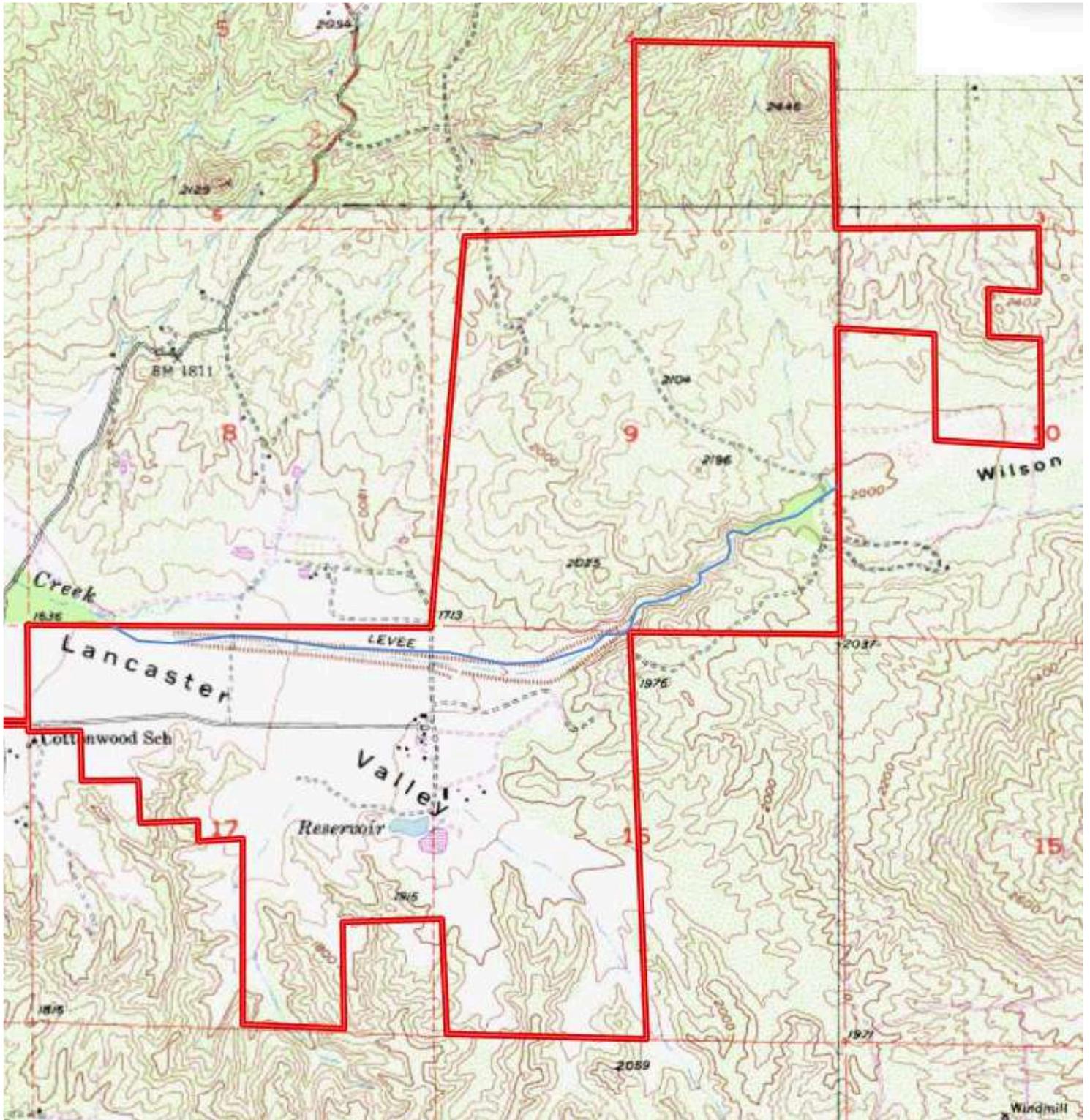


Weather

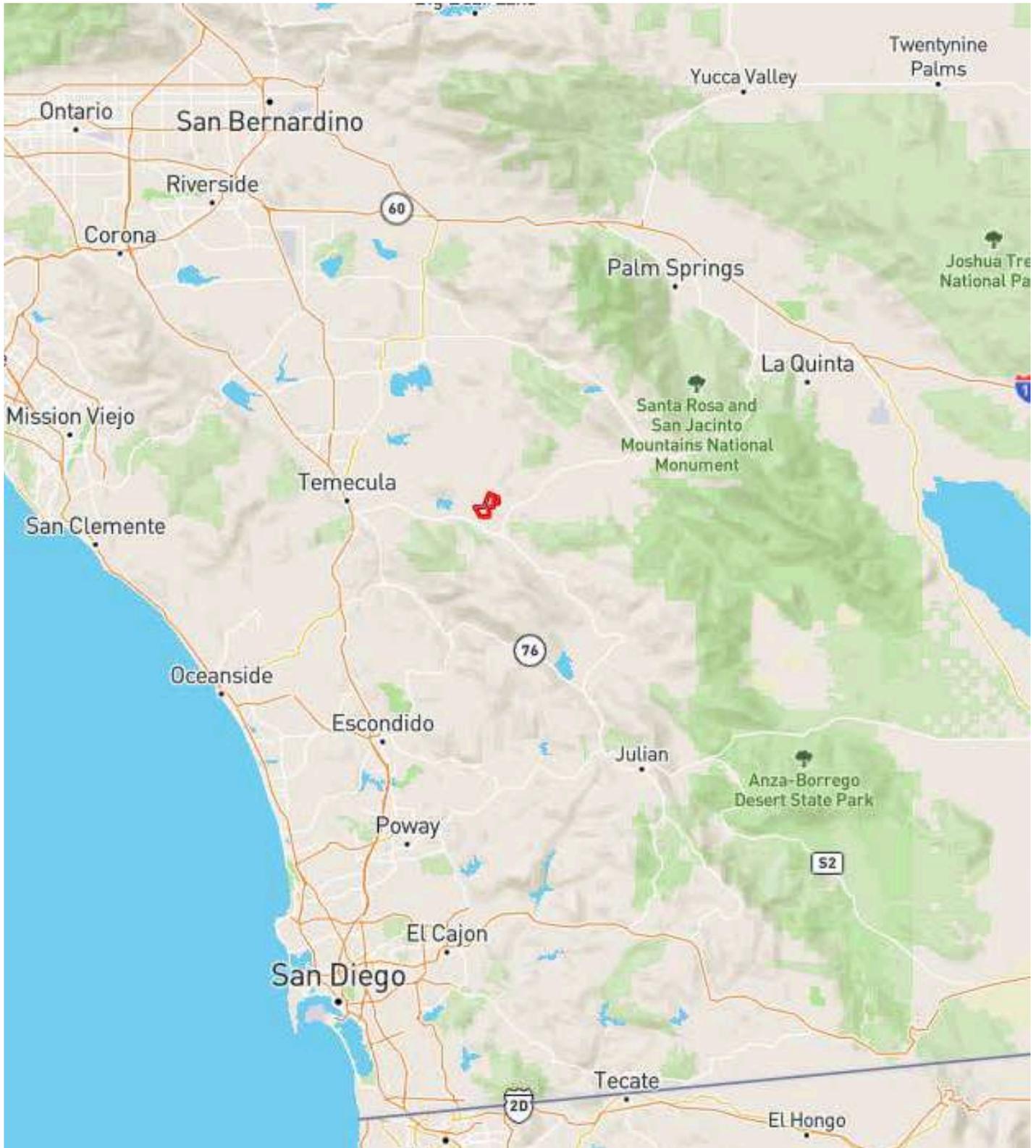
The Temecula Valley and the adjoining Sage Hills experience a classic Mediterranean-influenced inland climate characterized by warm, dry summers and mild winters. Summer highs often range from the upper 80s to mid-90s°F in Temecula, with the Sage Hills running slightly warmer and drier, making the area well-suited for vineyards, olives, organic row crops, and year-round ranch operations. Winters are generally mild, typically 60s°F during the day with occasional colder nights in the higher Sage terrain, providing a long growing season and reliable outdoor working conditions. Spring and fall are notably temperate, marked by clear skies, low humidity, and excellent conditions for agricultural productivity, livestock, and recreation. The region stands out for its consistent sunshine, low rainfall outside the winter season, and the kind of stable, dry climate that supports high-value specialty crops and dependable year-round ranch use.



Topo Map



Regional Map





California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (707) 455-4444 Fax: (707) 455-0455
www.CaliforniaOutdoorProperties.com

Calvin Lee Farris | 619-201-1923
CalvinLFarris@gmail.com
DRE 02136659

