

# \$50,000 - 4265 Mojave Dr, Phelan

MLS® #CV25014687

**\$50,000**

0 Bedroom, 0.00 Bathroom,

Land on 10 Acres

N/A, Phelan,

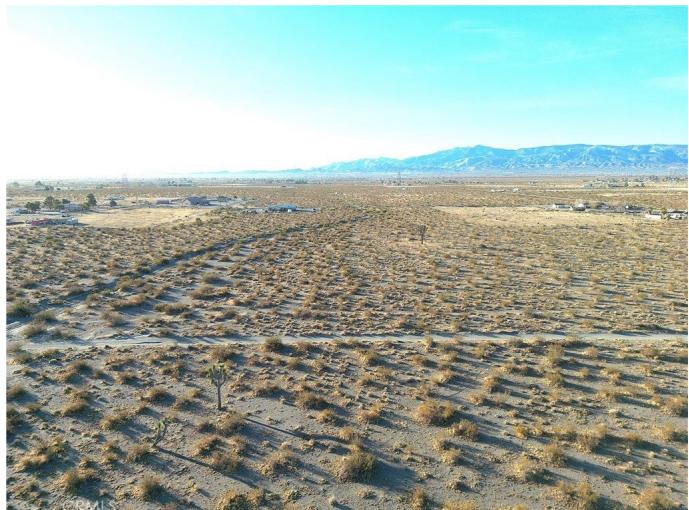
Discover your High Desert dream on this pristine parcel nestled in northern Phelan, conveniently located just off Sheep Creek Road. This property offers the perfect canvas for your equestrian or agricultural vision in one of SoCal's most promising rural communities.

The land's gentle topography and excellent drainage make it ideal for horse facilities, with ample space for paddocks, arenas, or barns.

The property's location in the heart of High Desert horse country puts you in good company - the Phelan/El Mirage area has been home to successful equestrian operations for generations, known for its favorable riding conditions and strong horse community.

Agricultural entrepreneurs will appreciate the land's potential for various farming operations, supported by the region's 280+ days of sunshine and suitable soil conditions. The property's proximity to Sheep Creek Road ensures easy access while maintaining the peaceful, rural atmosphere that makes Phelan special. Nearby zoning allows for both residential and agricultural development, offering flexibility for your specific needs.

Utilities are accessible, and the parcel is ready for your vision to become reality.



## Essential Information

MLS® # CV25014687

Price \$50,000

Bathrooms	0.00
Acres	10.00
Type	Land
Status	Closed
Listing Agent	Joseph Thomas
Listing Office	EXP REALTY OF CALIFORNIA INC

## Community Information

Address	4265 Mojave Dr
Area	PHEL - Phelan
Subdivision	N/A
City	Phelan
County	San Bernardino
Zip Code	92371

## Amenities

Utilities	None, Sewer Not Available, Water Not Available
View	Hills, Mountain(s), Desert, Rocks

## Exterior

Lot Description	Agricultural, Gentle Sloping, Lot Over 40000 Sqft, Rectangular Lot, Horse Property
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## Additional Information

Date Listed	January 20th, 2025
Days on Market	35
Zoning	PH/RL-5
Short Sale	N
RE / Bank Owned	N

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