

# \$35,950 - 40 Ac Near Stoddard Wells Road, Apple Valley

MLS® #HD25070055

**\$35,950**

0 Bedroom, 0.00 Bathroom,

Land on 40 Acres

N/A, Apple Valley,

40 Acres (APN: 0418-081-27) GPS: 34.689266, -117.100435 in North Apple Valley, CA. Welcome to Stoddard Valley OHV, where 53,000 acres of thrilling adventure and natural beauty await! From revving up your engines on motorcycles, ATVs, or 4x4 vehicles to leisurely horseback rides, there's no shortage of excitement. But our playground isn't just for motor enthusiasts – it's a paradise for hikers, rock hounds, birdwatchers, and wildlife enthusiasts too. Explore scenic trails, uncover hidden treasures, and spot fascinating creatures amidst breathtaking landscapes. And with camping facilities available, you can immerse yourself in the great outdoors day and night. Discover the ultimate outdoor escape with property zoned for Resource Conservation in San Bernardino County, boasting proximity to the exhilarating Stoddard Wells Off-Highway Vehicle (OHV) area! This unique zoning not only safeguards expansive open spaces but also invites a myriad of recreational activities, perfect for those seeking a weekend retreat or camping adventure. Imagine waking up to the serene beauty of nature, with direct access to the thrilling trails and terrain of Stoddard Wells OHV area right at your doorstep. Whether you aspire to build your off grid home on a generous parcel or yearn for a tranquil camping getaway amidst picturesque surroundings, this zoning offers endless opportunities for relaxation and outdoor excitement. Don't let this chance slip away –



seize the opportunity to make your outdoor haven a reality! Cash only, no seller financing.

## Essential Information

MLS® #	HD25070055
Price	\$35,950
Bathrooms	0.00
Acres	40.00
Type	Land
Status	Closed
Listing Agent	Kristen Maley
Listing Office	Landcore Realty

## Community Information

Address	40 Ac Near Stoddard Wells Road
Area	APPV - Apple Valley
Subdivision	N/A
City	Apple Valley
County	San Bernardino
Zip Code	92307

## Amenities

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

## Exterior

Lot Description	Desert Back, Desert Front, Horse Property, Lot Over 40000 Sqft, Rectangular Lot
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## Additional Information

Date Listed	March 31st, 2025
Days on Market	17
Zoning	RC
Short Sale	N
RE / Bank Owned	N

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