

# \$1,095,000 - 1 Via Horca, Temecula

MLS® #PTP2507052

**\$1,095,000**

0 Bedroom, 0.00 Bathroom,

Land on 21 Acres

N/A, Temecula,

(Seller Financed) Introducing Whispering Ridge Vineyard – the vineyard you've been dreaming of. This 20-acre, professionally managed property offers 10± acres of vineyard planted in 2019 – 50% Zinfandel and 50% Syrah – producing since 2021, with fruit sold to Temecula wineries. Another 10 acres are planted with certified organic lemons now in their first harvest. A 2" water meter with fully automated irrigation keeps everything running smoothly. About 10± acres of flat, usable land provide valuable, buildable space for a future estate. The lot split is 85% complete and submitted to Riverside County, allowing the buyer to finish the process. Two house pads are planned, one with architectural plans ready. Flat, usable land, a seasonal creek, and century-old oaks create a truly tranquil setting, with paved road access just minutes from Old Town Temecula and wine country. Make sure to check out the virtual tour and feel free to reach out directly or call your agent to view it today!

\*\*25% down financing source available\*\*  
Seller Willing To Carry!



## Essential Information

MLS® #	PTP2507052
Price	\$1,095,000
Bathrooms	0.00
Acres	20.64

Type	Land
Status	Closed
Listing Agent	John La Mattery
Listing Office	LPT Realty, Inc.

## Community Information

Address	1 Via Horca
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Temecula
County	Riverside
Zip Code	92590

## Amenities

View	Hills, Orchard, Vineyard
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## Exterior

Lot Description	Agricultural, Gentle Sloping, Level
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## Additional Information

Date Listed	September 2nd, 2025
Days on Market	107
Zoning	RA20
Short Sale	N
RE / Bank Owned	N

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