

# PINE MEADOW

## *Ranch*

568.04 PRISTINE ACRES IN GARNER VALLEY  
FORMER RECREATIONAL CAMP GROUND AND CATTLE/EQUESTRIAN  
RANCH

DESERT PACIFIC  
PROPERTIES



# PINE MEADOW

Nestled on 568.04 acres of unspoiled mountain terrain, this picturesque former equestrian and cattle ranch is a rare and captivating sanctuary. Surrounded by soaring pine-covered peaks and bordered by pristine wilderness, the land unfolds in a sweeping landscape of rolling meadows, forested ridges, and winding trails once traversed by horses and ranch hands alike.

Scattered throughout the property lies a charming collection of rustic homes and functional ranch buildings, thoughtfully arranged to reflect both the history and natural rhythm of the land. These structures range from cozy, ranch-style homes to classic red barns, stables, offices, utility sheds, and even an aircraft hangar.

The ranch's centerpiece is a 4,282 square foot multi-use lodge or main house, featuring abundant oversized windows, and offering panoramic views of the surrounding mountains. Wide open spaces are interspersed with groves of tall pines, sun-dappled clearings, and old bridle paths that hint at decades of riding, roping, and recreational enjoyment.

Former riding arenas, paddocks, outdoor recreation areas, and private ponds dot the property, making it ideal for continued use as a private retreat, multi-family compound, or boutique resort with a legacy feel.

With its combination of natural beauty, preserved ranch infrastructure, and timeless charm, this 568-acre haven is both a window into the past and a canvas for future dreams.



# PINE MEADOW





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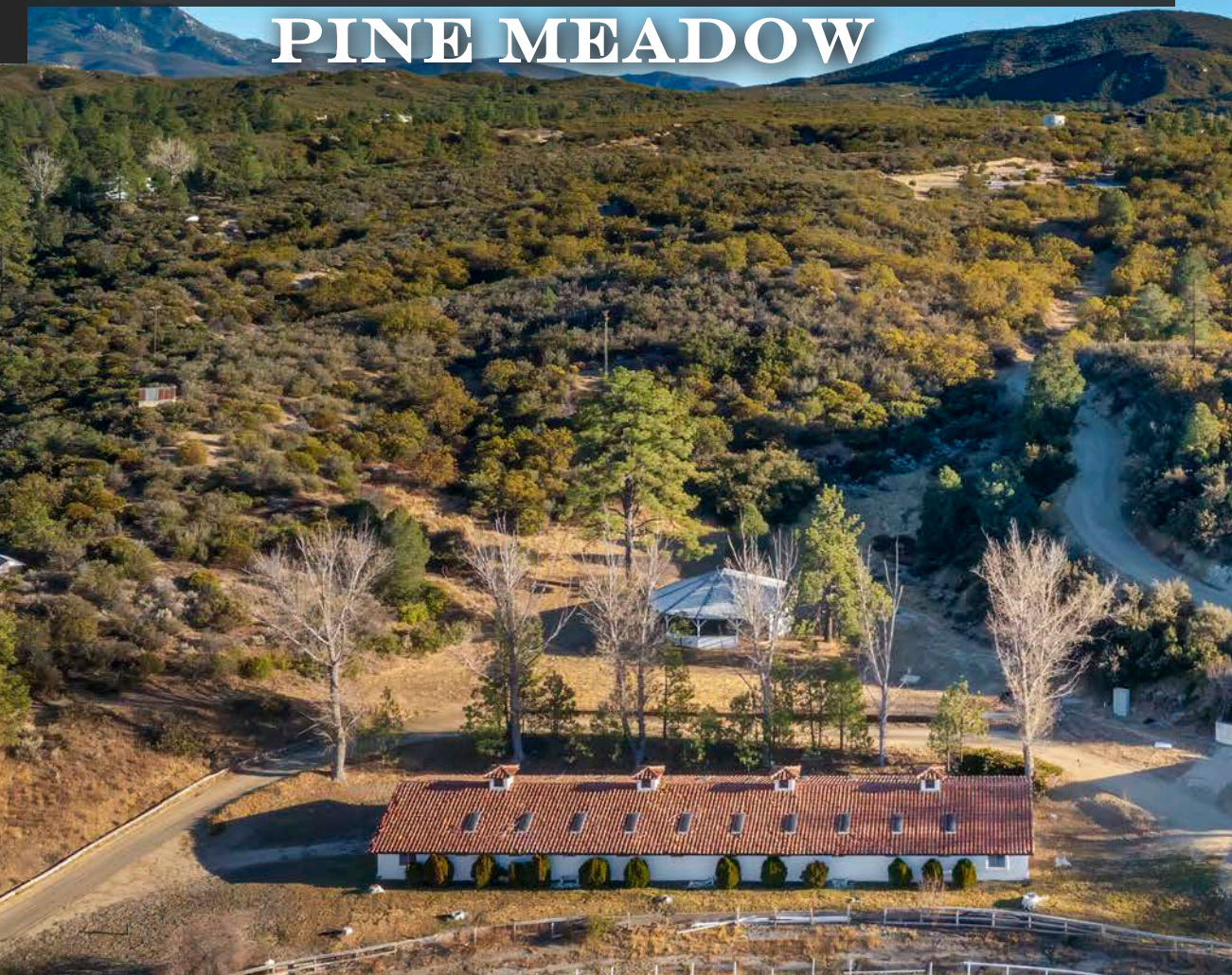
# PINE MEADOW





# PROPERTY DESCRIPTION

## PINE MEADOW



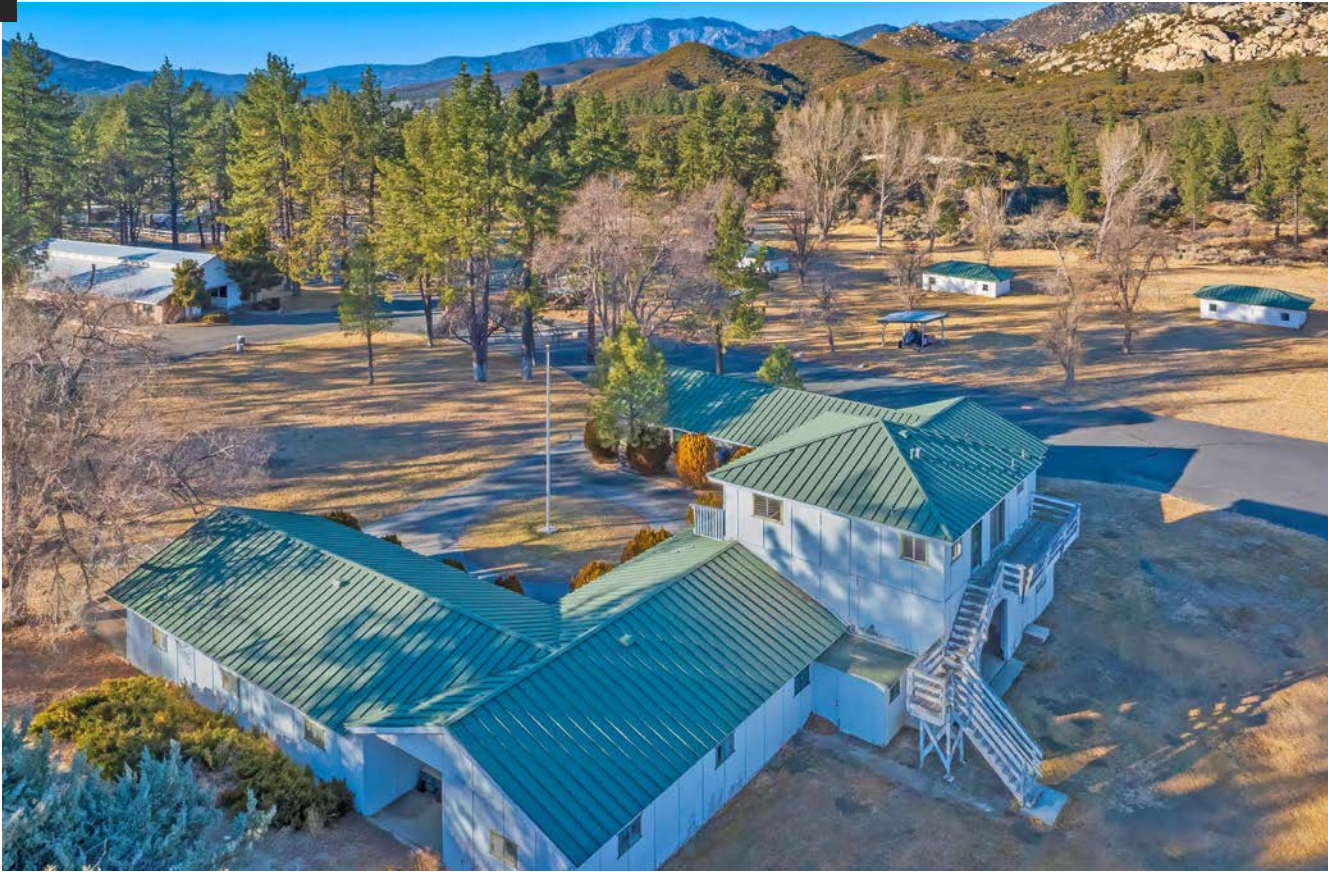
- This unique property spans 568.04 acres of diverse terrain, including open meadows, forested hills, and riding trails
- Surrounded by mountain ranges and dense pine forest for total privacy and scenic beauty
- Multiple homes and other structures, ideal for a private estate, multi-family compound, or guest accommodations
- Rustic charm with classic red barns and stables, former race track and riding arenas, paddocks, and cattle facilities
- Three private lakes
- Open spaces for events, picnicking, or outdoor recreation
- On-site office buildings for administrative or business use
- Helicopter hangar, ideal for aviation access, equipment storage, or repurposing as a workshop or venue
- Gated entry with internal road network for easy access to all parts of the property
- Possible uses include a private retreat, legacy ranch, outdoor recreation, eco-tourism venture, event destination, or boutique resort development
- Conveniently located just off Highway 74 at the intersection of Highways 74 & 371 in Garner Valley
- Click [here](#) to view property photos





# SITE DETAILS

# PINE MEADOW



## SITE DETAILS:

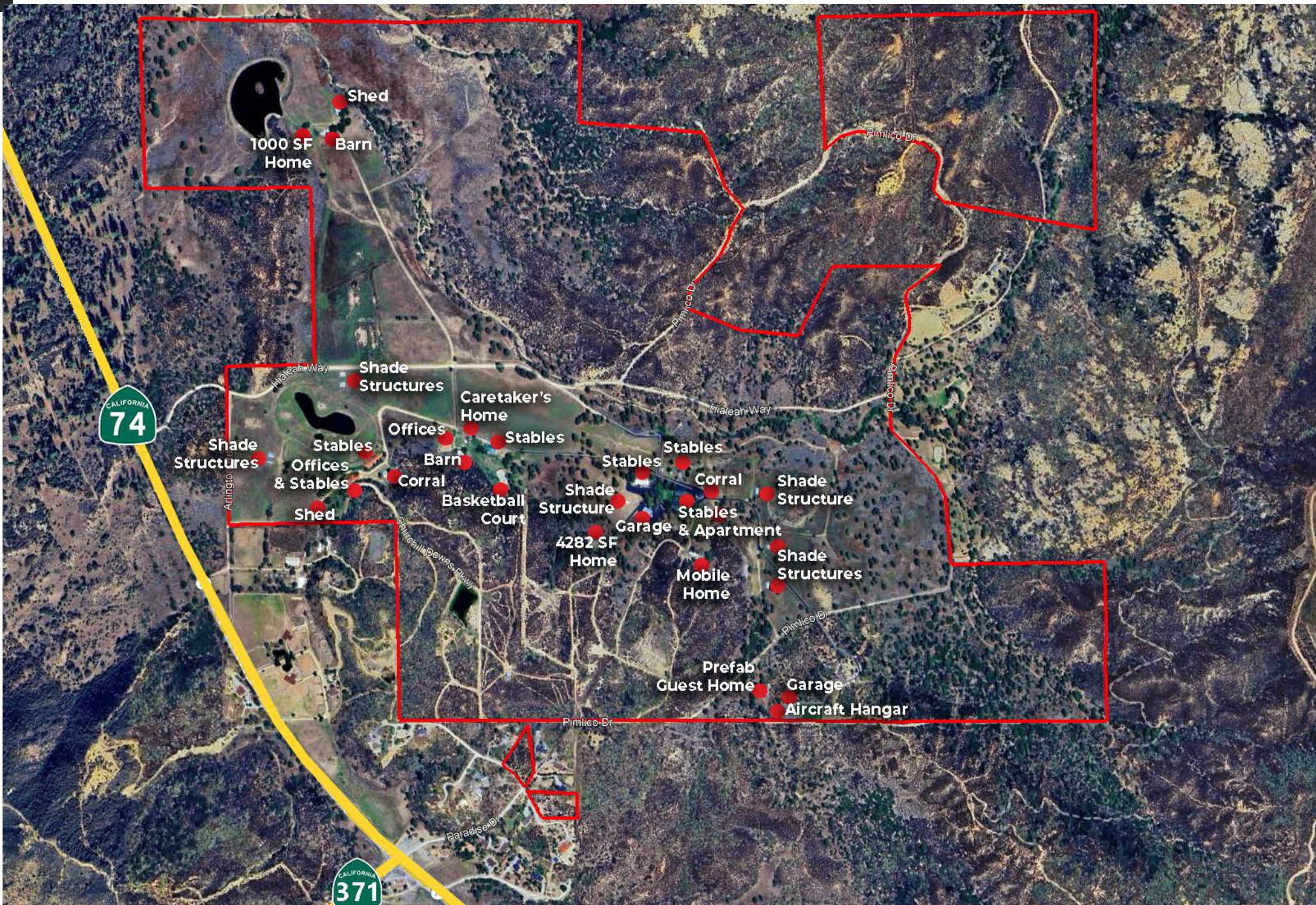
- **Location:** 61250 Highway 74, Mountain Center
- **APNs:** 577-030-004 to 007, 577-060-021, 025, 577-390-018, 020 to 022, 027 to 032, 577-400-009 to 014, 016, 577-040-012
- **Lot Size:** 568.04 acres
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size), A-2-20 (Heavy Ag, 20-acre min. lot size), A-2-10 (Heavy Ag, 10-acre min. lot size), R-A-10 (Res. Agricultural, 10-acre min. lot size), R-A- 2.5 (Res. Agricultural, 2.5-acre min. lot size)
- **General Plan:** OS-R, VLDR
- **Improvements:** [Click for list of improvements](#)
- **Utilities:** Water: Eleven (11) Wells - Buyer to verify condition  
Sewer: Septic
- **Elevation:** 4660' to 5020' above sea level
- **We can make no guarantee or warranty as to the status, condition, size, lot size, or other information concerning features of property provided by the Seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal and professional inspections.**





# SITE AERIAL

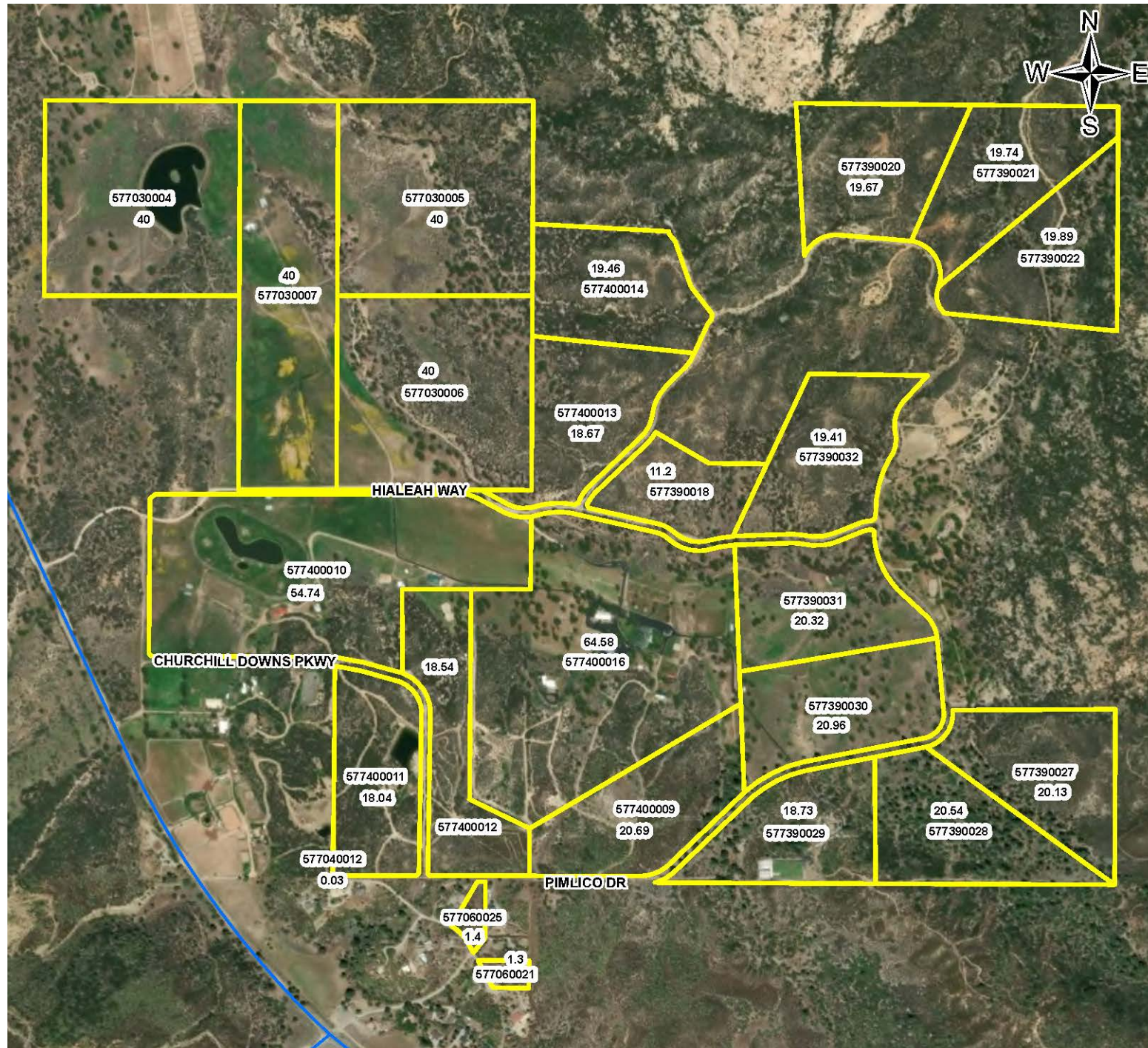
# PINE MEADOW





# APN AERIAL

## PINE MEADOW





# ZONING MAP

## PINE MEADOW

### LEGEND

(CLICK BELOW TO VIEW ZONING)



[A-1-20](#)

(LIGHT AG, 10 AC MIN LOT SIZE)



[A-2-20](#)

(HEAVY AG, 20 AC MIN LOT SIZE)



[A-2-10](#)

(HEAVY AG, 10 AC MIN LOT SIZE)



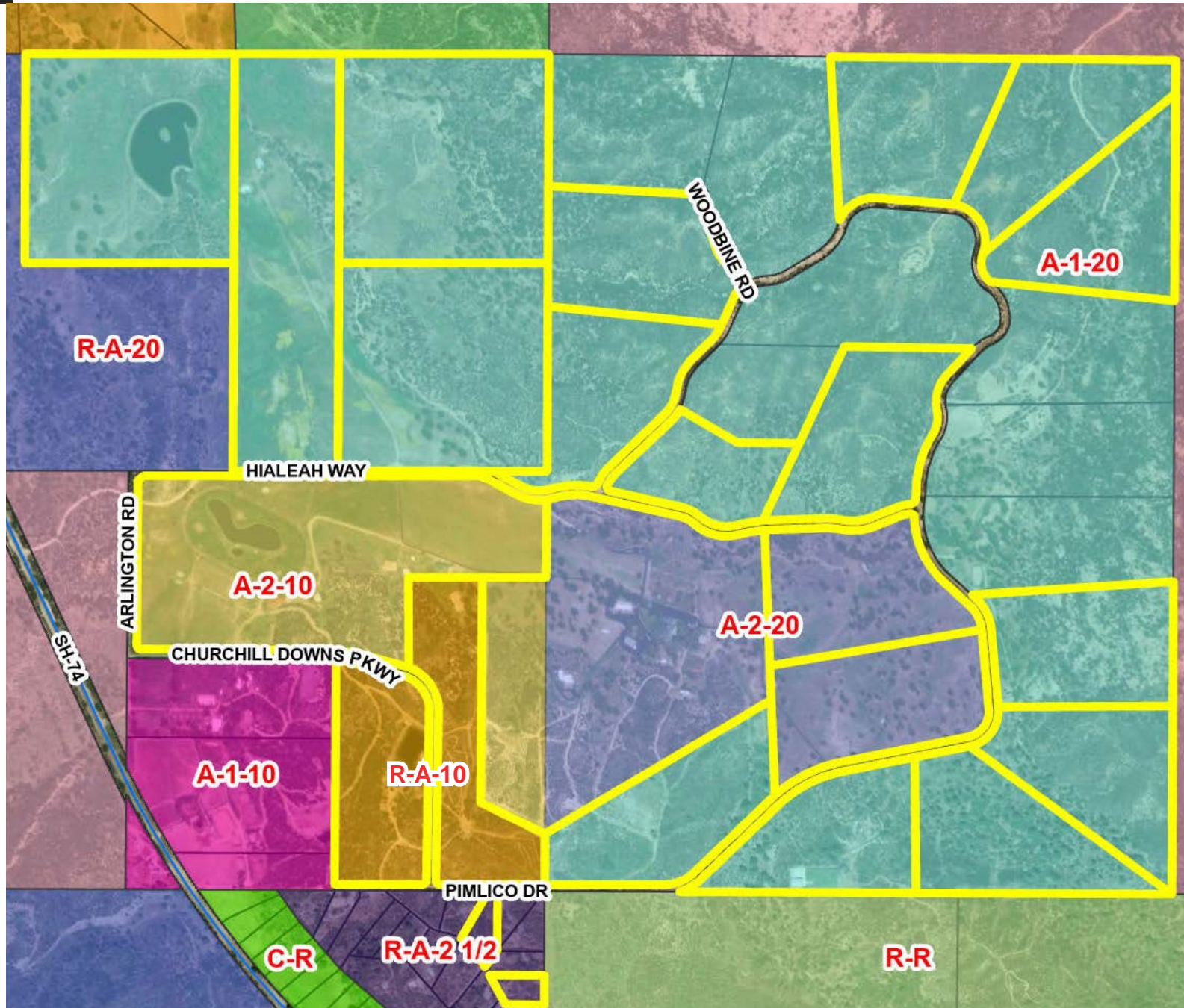
[R-A-10](#)

(RESIDENTIAL AG, 10 AC MIN LOT SIZE)



[R-A-2½](#)

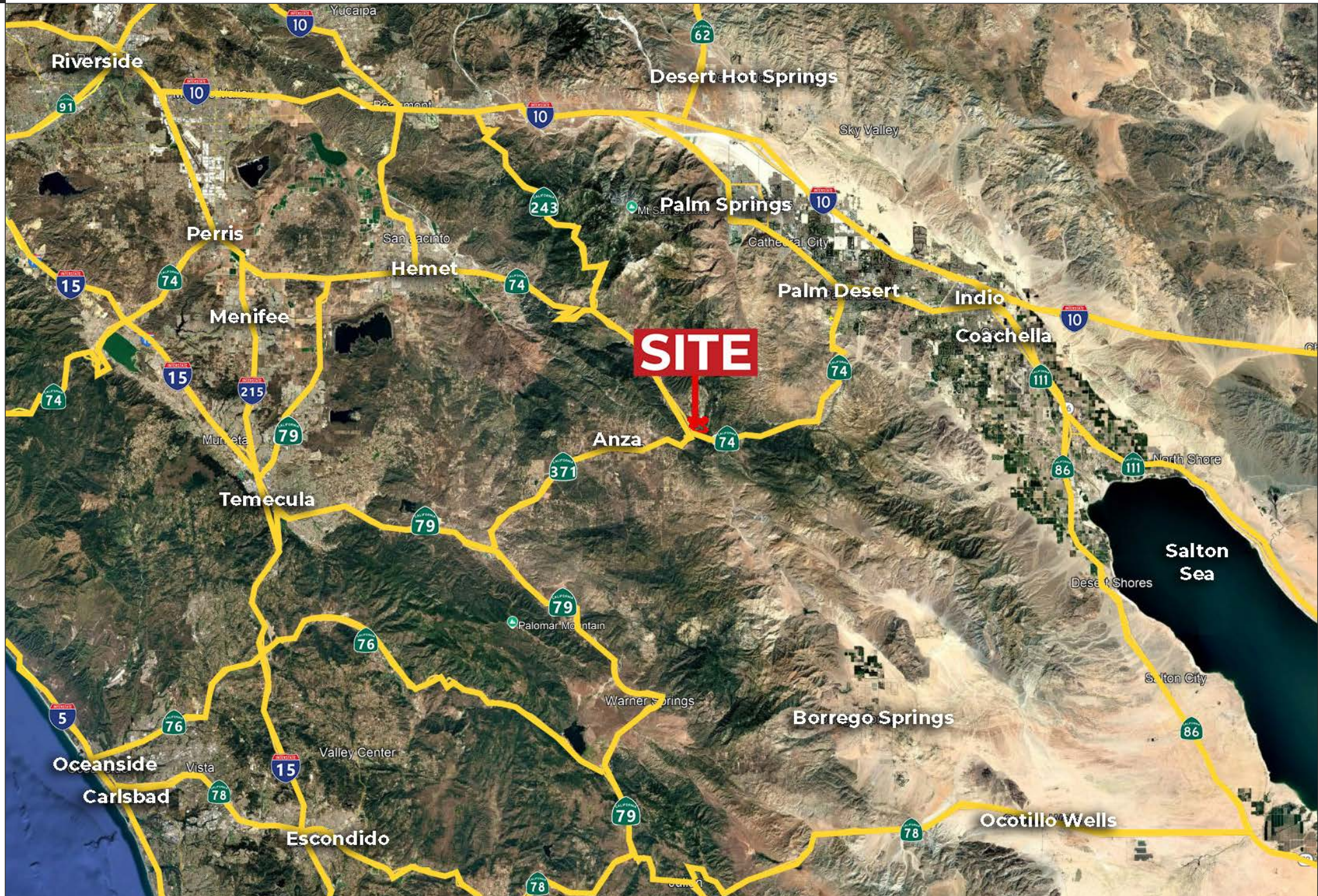
(RESIDENTIAL AG, 2.5 AC MIN LOT SIZE)





# VICINITY MAP

# PINE MEADOW





# PINE MEADOW





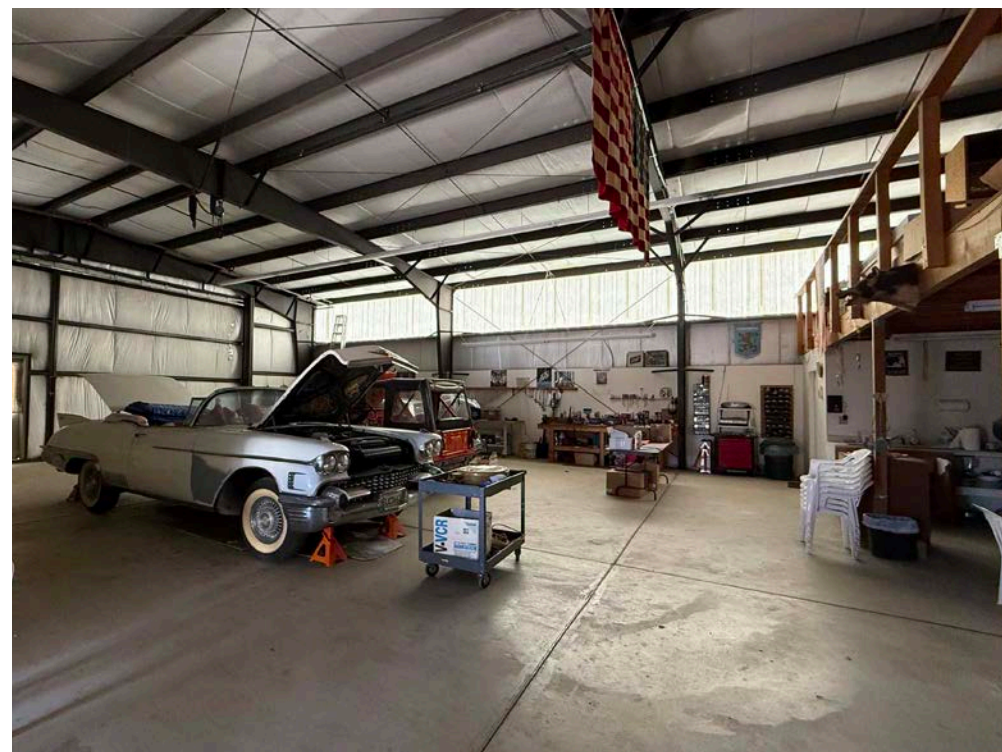
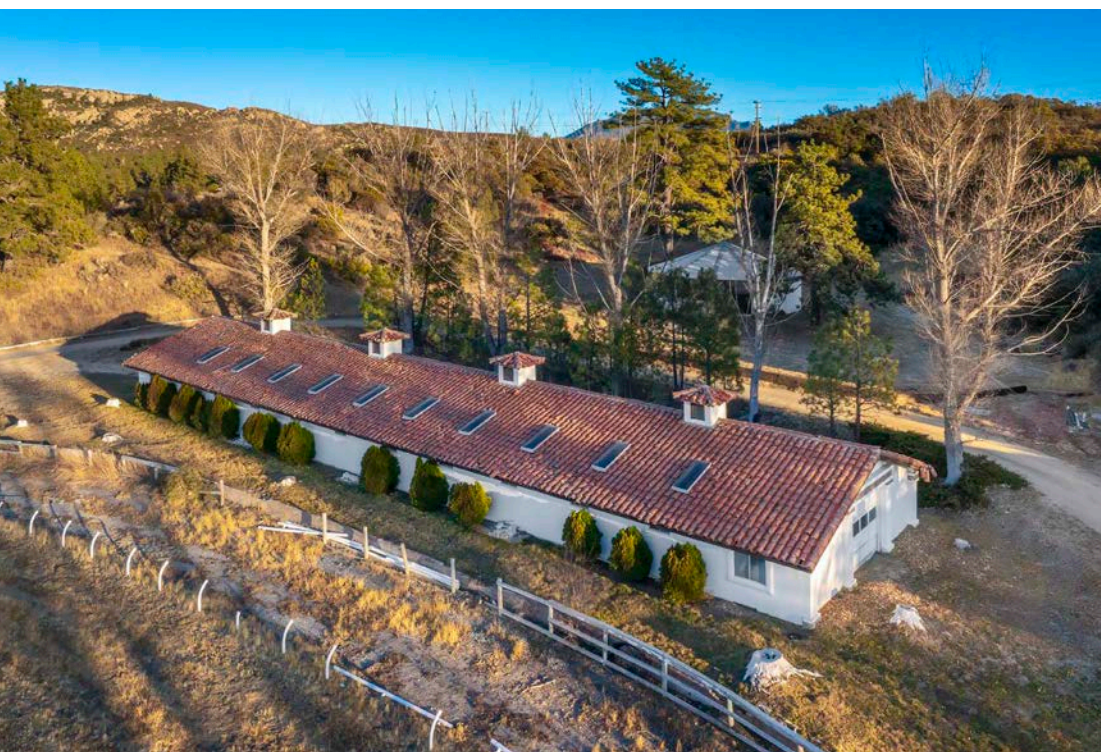




PINE MEADOW





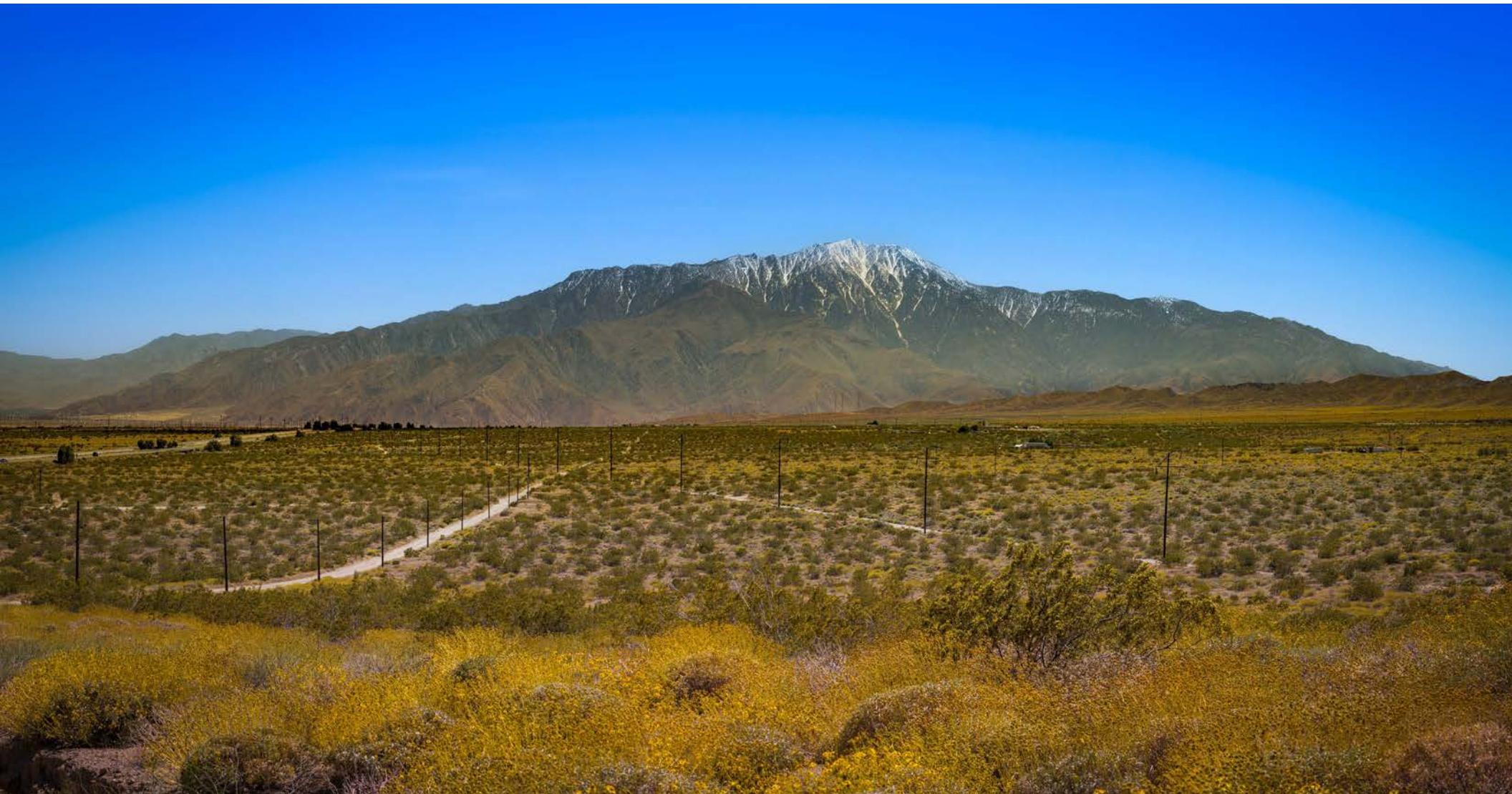




# LOCATION OVERVIEW

## MOUNTAIN CENTER

Located along State Route 74 in the San Bernardino National Forest, Mountain Center offers a quiet, elevated lifestyle surrounded by rugged, mountainous terrain and pine trees. Less than an hour drive from Palm Desert in one direction and Hemet in the other, life in this rural town at over 4,500 feet above sea level is a change of pace from the bustle of the Coachella Valley. Mountain Center is south of Idyllwild, another iconic mountain town, and is home to popular Lake Hemet, a major camping, fishing, and hiking destination.





# LOCATION OVERVIEW

Garner Valley is the land between the San Jacinto Mountains to the north and Rouse Ridge-Thomas Mountain to the south. Keen Camp Summit (4,900 feet) bounds it on the northwestern edge to the southwest where Highway 371 meets Highway 74 at Paradise Corners. Garner Valley is a long dry meadow area bordered by sagebrush and Jeffrey pines.

This pristine, picturesque valley, the largest plateau in the San Jacinto Mountains, is a haven for nature lovers and local wildlife. Fresh mountain breezes circulate through the meadows and pine forests where visitors to the area enjoy four distinct seasons and endless outdoor recreational activities. The famous Pacific Crest Trail winds along the top of the eastern mountains bordering the valley which was once known as Hemet Valley, then Thomas Mountain, and now Garner Valley.

## GARNER VALLEY





## BROKERS / AGENTS



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