

RANCHO SAN FELIPE



A 7,500 ACRE RANCH LOCATED IN THE SAN FELIPE VALLEY JUST WEST OF ANZA-BORREGO DESERT STATE PARK

Conservation Land Group is representing the owners of this 7,500-acre ranch located in the San Felipe Valley at Scissors Crossing approximately seventy miles from downtown San Diego and just west of Anza-Borrego Desert State Park, California's largest state park. The majority of the property consists of gentle, open terrain bisected by San Felipe and Banner Creek. Vegetation on the property includes mesquite, cottonwoods, willows, chaparral and grasslands. The ranch has been family-owned for nearly a century and has historically been used for cattle grazing and recreational uses. Rancho San Felipe is a high priority acquisition for conservation groups and state agencies due to its significant wildlife habitat and its connectivity to existing public lands in the immediate area, including the Volcan Mountain Preserve and San Felipe Wildlife Area.

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