

\$4,100,000 - Old River Road, Bonsall

MLS® #NDP2601635

\$4,100,000

Bedroom, Bathroom,
Land on 90.00 Acres

N/A, Bonsall, CA

DISCREET INSTITUTIONAL OPPORTUNITY
| 89.88 CONTIGUOUS ACRES | SINGLE

LEGAL LOT Positioned at the strategic intersection of ecological asset preservation and multi-use land holding, this unified 89.88-acre contiguous tract represents one of the final legacy footprints in the Bonsalls San Luis Rey River corridor. Comprising three parcels legally bound as one single lot, the property's unique strength lies in its naturally bifurcated biological and topography profiles.

THE ECOLOGICAL FOOTPRINT:

Approximately 69.26 acres feature pristine, high-density native flora, including Diegan Coastal Sage Scrub and a prominent Southern Willow Scrub riparian corridor intersecting the acreage. This native landscape serves as an exceptional private nature buffer, insulating the topography from future regional fragmentation. Positioned ahead of the upcoming North County Multiple Species Conservation Program (MSCP) framework, this acreage presents significant long-term potential for high-value conservation easements, regional habitat mitigation offsets, or permanent stewardship. THE UTILITY CORE:

Approximately 20.26 acres of flatter, low-constraint topography predominantly classified as non-native grassland, disturbed habitat, and existing agricultural pockets provide an immediate, friction-free envelope for a grand private compound, secure ingress/egress, or sovereign holding utility without triggering extensive



environmental mitigation exposure. This is a data-driven land holding tailored explicitly for the forward-thinking legacy investor, conservation trust, or sovereign entity seeking absolu

Essential Information

MLS® #	NDP2601635
Price	\$4,100,000
Acres	90.00
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Old River Road
Area	BONSALL (92003)
Subdivision	N/A
City	Bonsall
County	San Diego
State	CA
Zip Code	92003

Amenities

Utilities	Electric,Other/Remarks
Has Pool	Yes

Interior

Fireplace	Yes
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Exterior

Lot Description	Corner Lot
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Additional Information

Date Listed	February 20th, 2026
Days on Market	181
Listing Office	Real Brokerage Technologies

Listing Details

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

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