

\$385,000 - 28618 Chihuahua Valley Road, Warner Springs

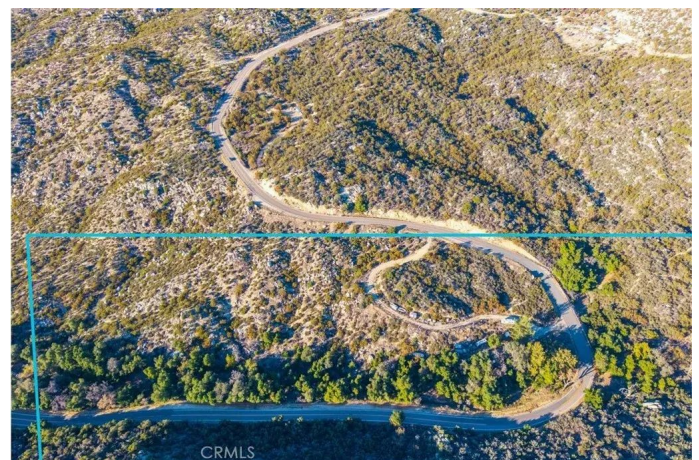
MLS® #ND26130469

\$385,000

Bedroom, 1.00 Bathroom, 400 sqft
Residential on 77.06 Acres

Chihuahua Valley, Warner Springs, CA

HUGE PRICE IMPROVEMENT! BRING OFFERS!!! 77.06 total acres - (PLUS additional adjacent parcels are available making LOT LINE ADJUSTMENTS IDEAL)!!! Having more than one parcel is optimal for lot-line adjustments or reconfigurations to increase overall future value, or for selling reworked portions separately. This property is off-grid but has a well and was homesteaded in 1939; FRANKLIN D. ROOSEVELT signed the grant deed! A small, modest cabin on-site appears to predate the San Diego permitting process, which began in 1950. The home is not currently habitable or bank-lendable as a residence, but it's the start of something! For a hunting cabin or glamping, it's just right! The Chihuahua Creek runs through the length of the property (a tributary to the Temecula Creek and Santa Margarita River system), and the acreage is replete with massive oak groves, sycamore, cottonwood, and willow. Wildlife includes deer, turkey, quail, bobcat, and more. Public domain lands border acreage to the south and west. The land is terraced, with a rough driveway that winds up to the upper elevations, where you can see out over the oak forest and out to Oak Grove and Palomar toward Temecula. Enhancing access to the upper portions opens you up for livestock grazing, as you would be right against public domain lands. This land is your land! Come and get it, Pioneer!



Built in 1940

Essential Information

MLS® #	ND26130469
Price	\$385,000
Bathrooms	1.00
Full Baths	1
Square Footage	400
Acres	77.06
Year Built	1940
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	28618 Chihuahua Valley Road
Area	WARNER SPRINGS (92086)
Subdivision	Chihuahua Valley
City	Warner Springs
County	San Diego
State	CA
Zip Code	92086

Amenities

Amenities	Horse Trails
View	Mountains/Hills,Valley/Canyon,Other/Remarks,Landmark,Peek-A-Boo,Trees/Woods
Pool	N/K

Interior

Appliances	N/K
Cooling	N/K
Fireplace	Yes
Fireplaces	Other/Remarks
# of Stories	1
Stories	1 Story

Exterior

Lot Description	National Forest
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School Information

District Warner Unified School District

Fees

Mello Roos \$2

Additional Information

Date Listed June 16th, 2026
Days on Market 51
Zoning A70
Listing Office Tandado Real Estate, Inc.

Listing Details

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Listing information last updated on September 13th, 2026 at 2:39am PDT