



Over 12-Acre Parcel!

Little Rock, California

12.26 acres +/- zoned A-1-1, fronting county-maintained road with electric and telephone in the street. Priced to sell fast! *Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities.

12.26 Acres +/- Zoned LCA11*

- **MLS# 15009271**
- **APN# 3079-011-010**
- **Ave Q Near 115 St E**
- **\$55,000**

Directions

Palmdale Blvd. to 110th St.
East, north to Ave Q and east to subject.

Features

Zoning:	LCA11*
Lot SqFt:	534,046
Bond Assessment:	Buyer to Verify; None
Electric:	In Street
Flood Zone:	Buyer to Verify; Yes
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Rectangular
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Required
Fence:	None - See Remarks
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	10 - 19.99 Acres
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Tom Mastin
Broker / Owner

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All measurements are approximate. Prices and availability are subject to change without notice.

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