



## East-side Investment Parcel

### Redman, California

2.5 ac +/- fronting on 130th St East at Ave D-4, in Redman area. Located 3/4 mile north of paved Ave E.

\*Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities

2.59 Acres ± Zoned A-2-1

- **MLS# 17003268**
- **APN# 3310-007-080**
- **130th Street East & Ave D4**
- **\$9,500**

#### Directions

96th St. East to Ave T-8, go east approximately 660' to subject property. Caution: Dirt road, only accessible by truck due to dirt berm at entrance to road.

#### Features

<b>Zoning:</b>	A-2-1
<b>Lot SqFt:</b>	112,820
<b>Bond Assessment:</b>	None
<b>Electric:</b>	None - See Remarks
<b>Flood Zone:</b>	Buyer to Verify
<b>Geological Hazard:</b>	Buyer to Verify
<b>Land Use:</b>	Agricultural
<b>Lot Description:</b>	Square
<b>Road Frontage:</b>	Unimproved
<b>Sewer:</b>	None - See Remarks
<b>Survey:</b>	None - See Remarks
<b>Terms:</b>	Cash
<b>Cert of Compliance:</b>	Required
<b>Fence:</b>	None - See Remarks
<b>Natural Gas:</b>	None - See Remarks
<b>Improvements:</b>	None - See Remarks
<b>Legal Access:</b>	Buyer to Verify; Yes
<b>Lot Size:</b>	2 - 4.99 Acres
<b>Road Surface:</b>	Dirt
<b>Subord/Release:</b>	No Releases; No Subordinate
<b>Topography:</b>	Level
<b>Water:</b>	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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