



Big Valley Real Estate



Utilities Nearby

Llano, California

Great investment property north of Hwy 138, west of 165th St, East. 165th St. is paved with electric & telephone. *Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities.

5 Acres+/- Zoned A-2

- **MLS# 17004153**
- **APN# 3080-026-026**
- **Ave. V nr. 165th St. East**
- **\$15,000**

Directions

Pearblossom Hwy, north on 165th St. East to Ave. V, 3rd parcel to the west.

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Features

Zoning	A-2
App. Sq.Ft./Gross	217800
Bond Assessment	None
Cert. of Compliance	Required
Electric	Avail Less<1000 ft.
Fence	None
Flood Zone	Buyer to Verify, Yes
Natural Gas	None
Geological Hazard	Buyer To Verify
Improvements	None
Land Use	Agricultural
Legal Access	Buyer to Verify
Lot Description	Rectangular
Lot Size	5-9.99 Acres
Road Frontage	None
Road Surface	None
Sewer	None
Subord./Release	No Subordinate
Survey	None
Telephone	Avail< than 1000 ft.
Terms	Cash
Topography	Level
Tract Map	None/Not Required
Water	None

All measurements are approximate. Prices and availability are subject to change without notice. Big Valley Real Estate, A California Corporation. License ID 01499293.

