



## Great 20-Acre Parcel!

### Pearblossom, California

Panoramic views of Antelope Valley from this hillside ranch site.

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

20 Acres ± Zoned A-2-1

- **MLS# 17005772**
- **APN# 3047-019-030**
- **Ave W 4 & 111th St East**
- **\$85,000**

#### Directions

Ave. V-8, south on 113th St.  
E. to W-4, go east past rock house to look for sign on North West Corner.

#### Features

<b>Zoning:</b>	A-2-1
<b>Lot SqFt:</b>	871,200
<b>Bond Assessment:</b>	Buyer to Verify; None
<b>Electric:</b>	None - See Remarks
<b>Flood Zone:</b>	No
<b>Geological Hazard:</b>	Buyer to Verify
<b>Land Use:</b>	Agricultural
<b>Lot Description:</b>	Rectangular
<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>	20 - 39.99 Acres
<b>Road Surface:</b>	Dirt
<b>Subord/Release:</b>	No Subordinate
<b>Topography:</b>	Sloped
<b>Water:</b>	None - See Remarks: Other/See Remarks

**Tom Mastin**  
**Broker / Owner**

License ID #00988013



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

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