



## Over 6-Acre Scenic Parcel

### Juniper Hills, California

Beautiful building site on paved Ft. Tejon Road with panoramic views of valley & mountains. Desirable A-2 zoning. Electric & Telephone to the west of the property. Has recorded Certificate of Exception. Owner will finance with \$20,000 down for 5 years at 10% interest.

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

6.21 Acres ± Zoned A-2-1

- **MLS# 17007353**
- **APN# 3047-020-043**
- **Ft Tejon Road Nr 113th St E.**
- **\$42,000**

#### Directions

106th St. East to Ft. Tejon Rd.  
to property

#### Features

<b>Zoning:</b>	A-2-1
<b>Lot SqFt:</b>	270,508
<b>Bond Assessment:</b>	None
<b>Electric:</b>	None - See Remarks
<b>Flood Zone:</b>	No
<b>Geological Hazard:</b>	Buyer to Verify
<b>Land Use:</b>	Agricultural; Residential
<b>Lot Description:</b>	Irregular
<b>Road Frontage:</b>	Public
<b>Sewer:</b>	None - See Remarks
<b>Survey:</b>	Corners Marked; Telephone: None/See Remarks
<b>Terms:</b>	Cash, Terms
<b>Cert of Compliance:</b>	Has Cert of Except
<b>Fence:</b>	None - See Remarks
<b>Natural Gas:</b>	None - See Remarks
<b>Improvements:</b>	None - See Remarks
<b>Legal Access:</b>	Yes
<b>Lot Size:</b>	5 - 9.99 Acres
<b>Road Surface:</b>	Paved
<b>Subord/Release:</b>	No Subordinate
<b>Topography:</b>	Sloped
<b>Water:</b>	None - 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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