



Scenic Foothill Parcel!

Palmdale, California

Panoramic views of the Antelope Valley from this parcel. Would make a great ranch site! 7.83 acres+/-, zoned A-1-1. Motivated seller, will look at all offers. * Buyer to make their own Independent Investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities.

7.83 Acres ± Zoned A-1-1

- **MLS# 17011617**
- **APN# 3053-028-011**
- **North of Carson Mesa Road, Palmdale**
- **\$19,000**

Directions

North of Carson Mesa Road, road will turn into Rough Road. Property adjoins house at 35205 Small Rd. at eastern boundary

Features

Zoning:	A-1-1
Lot SqFt:	341,075
Bond Assessment:	None
Electric:	None - See Remarks
Flood Zone:	No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural; Residential
Lot Description:	Irregular
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Required; None
Fence:	None - See Remarks
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	5 - 9.99 Acres
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks
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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