



Desirable A2 Zoned Acreage!

Little Rock, California

Secluded A2 zoned parcel with water, electric, telephone in the street. Mountain views, some homes in the area. Backs up to the aqueduct. Just right for a mini ranch or dog kennels, etc. Seller will consider carrying note with 50% down, amortized over 5 years, 6% interest.

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

3.701 Acre± Zoned LCA21

- **MLS# 18000546**
- **APN# 3046-032-021**
- **Ave U west of 116th St E.**
- **\$47,000**

Directions

Pearblossom Hwy to 116th St.
East, go north to Ave U and west to subject property.

Tom Mastin
Broker / Owner

License ID #00988013

Features

| | |
|----------------------------|-----------------------------|
| Zoning: | LCA21* |
| Lot SqFt: | 161,230 |
| Bond Assessment: | Buyer to Verify; None |
| Electric: | In Street |
| Flood Zone: | Buyer to Verify |
| Geological Hazard: | Buyer to Verify |
| Land Use: | Agricultural; Residential |
| Lot Description: | Rectangular |
| Road Frontage: | Unimproved |
| Sewer: | None - See Remarks |
| Survey: | None - See Remarks |
| Terms: | Cash; Owner Will Carry |
| Cert of Compliance: | Required |
| Fence: | None - See Remarks |
| Natural Gas: | None - See Remarks |
| Improvements: | None - See Remarks |
| Legal Access: | Yes |
| Road Surface: | Dirt |
| Subord/Release: | No Releases; No Subordinate |
| Topography: | Level |
| Water: | In Street; Public |



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

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