



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.**
- **\$48,900**

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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