



## Great Investment - OWC!

### Pearblossom, California

2 1/2 -acre parcel fronting on Ave X8 with panoramic views of mountain & valley. Owner will finance with \$5,000 down, 6% interest, payable 1% per month with unpaid balance all due in 5 years.

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

2.49 Acres ± Zoned RA

- **MLS# 18006564**
- **APN# 3060-001-045**
- **Ave X8 Vic 116th St E**
- **\$15,000**

#### Directions

Ft Tejon Road to 121st Street east, south to Ave X-8, west to subject property.

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

License ID #00988013



2660 Pearblossom Hwy  
 Palmdale, CA 93550

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### Features

<b>Zoning:</b>	RA
<b>Lot SqFt:</b>	108,464
<b>Bond Assessment:</b>	None
<b>Electric:</b>	None - See Remarks
<b>Flood Zone:</b>	Buyer to Verify
<b>Geological Hazard:</b>	Buyer to Verify
<b>Land Use:</b>	Agricultural; Residential
<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; Owner Will Carry
<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>	2 - 4.99 Acres
<b>Road Surface:</b>	Dirt
<b>Subord/Release:</b>	No Releases; No Subordinate
<b>Topography:</b>	Level
<b>Water:</b>	None - See Remarks



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

Big Valley Real Estate, A California Corporation. License ID 01499293.

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