





BIG VALLEY
REAL ESTATE

Level 2 ½ Acres Nestled Among the Buttes!

Lancaster, California 93535

Scenic area near the buttes. Level, zoned A-2. Property Has Conditional Certificate of Compliance.

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

2.53 Acres ± Zoned A-2-5

- **MLS# 22004542**
- **APN# 3334-025-017**
- **Ave I8 Nr 260th St East**
- **$8,500**

Features

Zoning:	A-2-5
Lot SqFt:	110,207
Bond Assessment:	None
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Square
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Has Conditions
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	2.53 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave J east to 260th St East, north to subject. (best to use GPS as 260th winds around: 34.697071, -117.668776)

Karmen Mastin
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REALTOR®
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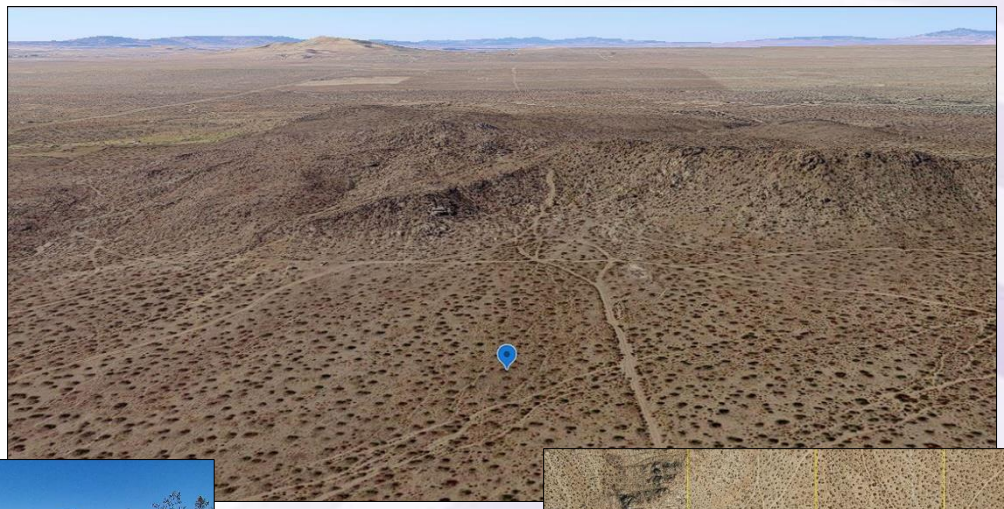
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EQUAL HOUSING OPPORTUNITY

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

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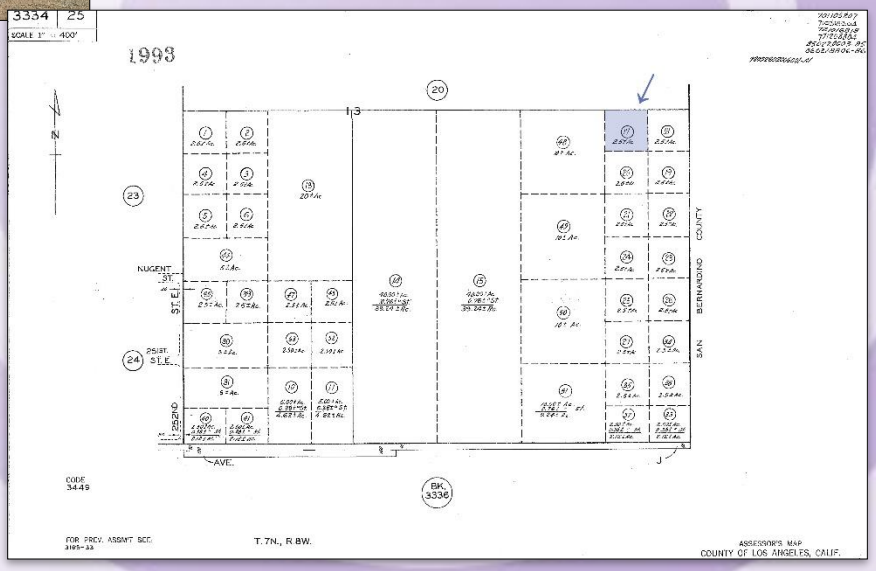
Accessible Investment Parcel, Zoned A2 – Great Value!











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