





BIG VALLEY
REAL ESTATE

Nice 2 ½ Acre Site with Custom Homes Nearby!

Mojave, California 93501

2.5 ac parcel just west of the Ancient Valley Air Park/Aviation Estates with mapped access easements per a recorded Parcel Map, an existing physical dirt road and electric nearby. A great future homesite!

Adjoining parcel also available, priced separately.

*Buyer to make their own independent investigations regarding Zoning and General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability and Costs of Utilities.

2.54 Acres ± Zoned A-1

- **MLS# 24001776**
- **APN# 430-110-013**
- **Vicinity 25th St W S/O Gibbs**
- **$16,900**

Features

Zoning:	A-1
Lot SqFt:	110,642
Bond Assessment:	None
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Square
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Tract Map:	Parcel Map Recorded
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	2.54 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Fwy 14 north to Backus Rd, west to 25th St W, south to subject, Just south of Gibbs Rd. GPS: 34.941932, -118.178119

Karmen Mastin
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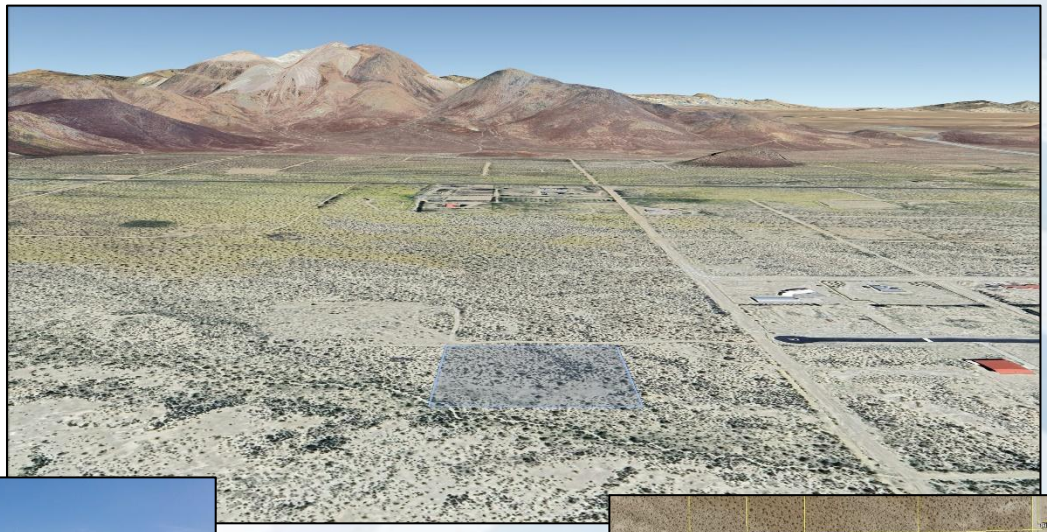
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EQUAL HOUSING OPPORTUNITY

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

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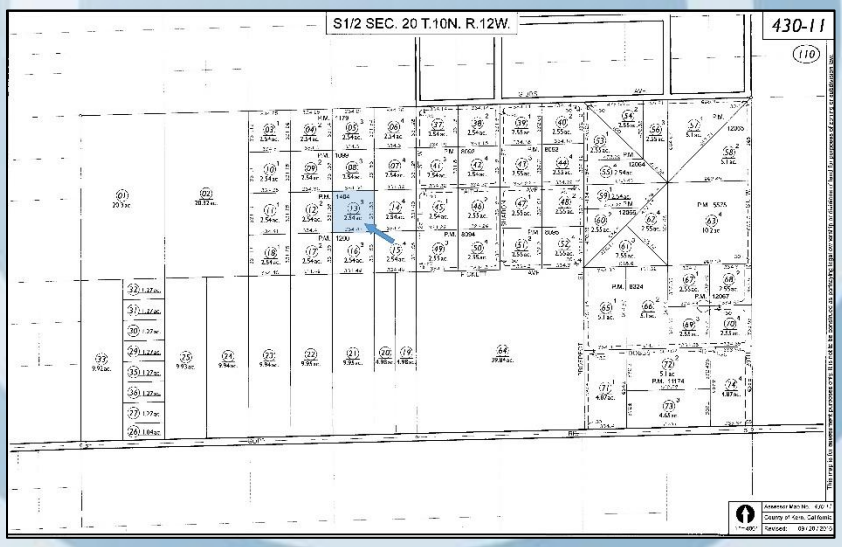
Great Mojave Acreage Just West of the Aviation Estates!











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