





Cal City Acreage, Great for Recreation & Investment!

California City, California 93505

Ten picturesque acres in incorporated California City, ideal for your off-grid getaway. The area is popular with desert explorers, star gazers and off-roaders, only about 6 miles from town, and just north of Camp Top of Esse.

Adjoining parcel also available; listed separately.

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

10 Acres ± Zoned O/RA

- **MLS# 25004211**
- **APN# 334-112-30**
- **160th St Vicinity Mercury Dr**
- **$15,000**

Features

Zoning:	O/RA
Lot SqFt:	435,600
Bond Assessment:	Buyer to Verify
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural; Open Space; Residential
Lot Description:	Square
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	10 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks
Water:	None - See Remarks

Directions

From California City Blvd, take Randsburg Mojave Rd, then 20 Mule Team Rd to the east, go north on Esse Blvd (160th) and follow the GPS to subject. GPS: 35.192815, -117.845540. Rough trails; 4WD recommended.

Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

P.O. Box 900910
Palmdale, CA 93590
Office: 661-267-6007

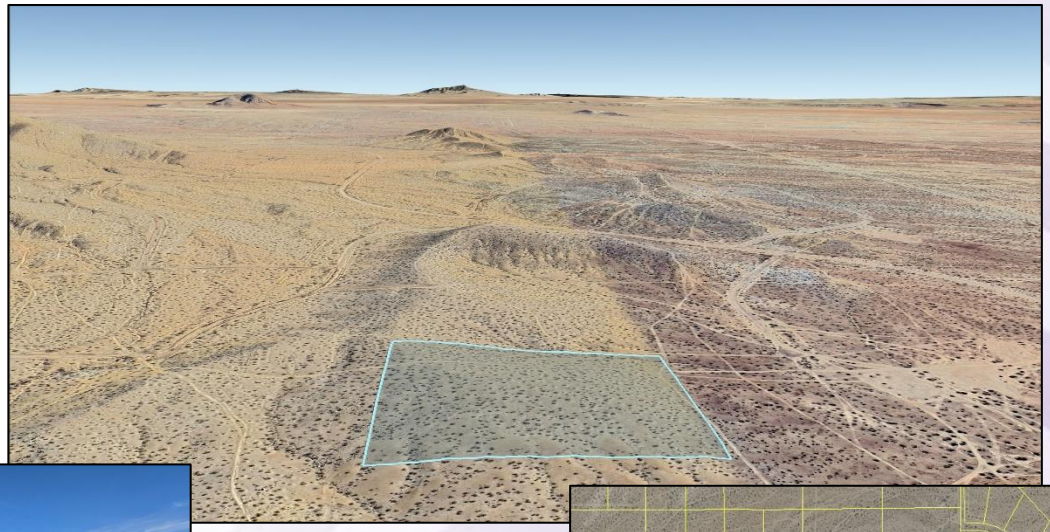
Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

EQUAL HOUSING OPPORTUNITY

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

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

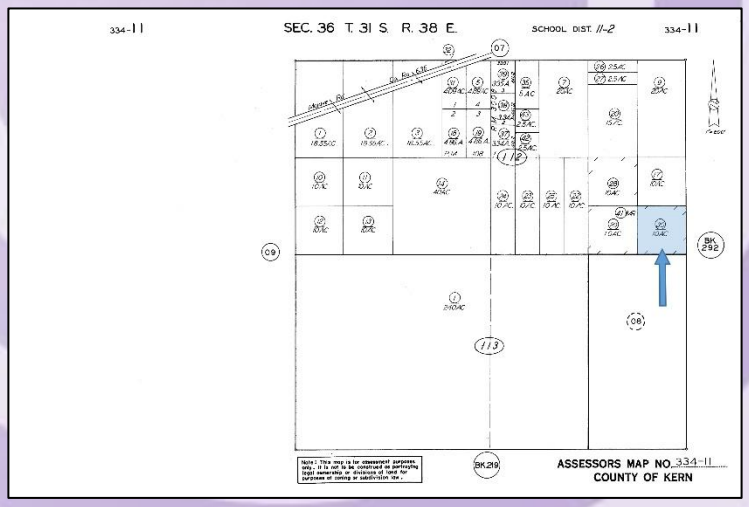
10 Acres in the Open Space / Residential Agricultural District!











- **MLS# 25004211**
- **APN 334-112-30**
- **10 Acres ±**
- **160th St Vicinity Mercury Dr**
- **California City, CA 93505**
- **$15,000**

BIG VALLEY REAL ESTATE

Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

REALTOR®
P.O. Box 900910
Palmdale, CA 93590
Office: 661-267-6007

Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

EQUAL HOUSING OPPORTUNITY

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

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