





BIG VALLEY
REAL ESTATE

West-Side Acreage, Great Investment or Getaway!

Lancaster, California 93536

Five-acres in the wide-open-spaces of the Antelope Valley's west side between Antelope Acres and Fairmont. This beautiful off-grid parcel has great potential as a future ranch or home site, featuring recorded access easements north to the parcel from Avenue G and a completed Certificate of Compliance that will save on both development costs and time. Level and scenic with desirable A-2, Heavy Agriculture zoning and plenty of room to spread out with your animals and toys. A great buy!

*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.

5 Acres ± Zoned A-2-2

- **MLS# 25007171**
- **APN# 3266-005-012**
- **125th St West & Ave F12**
- **$27,450**

Features

Zoning:	A-2-2
Lot SqFt:	217,800
Bond Assessment:	Buyer to Verify; None
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Rectangular
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Completed
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	5 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave G west to 110th St West, keep going 1.5 miles to the west to what would be 125th St West and north Approx. 660' to subject.
(GPS 34.734973, -118.351559)

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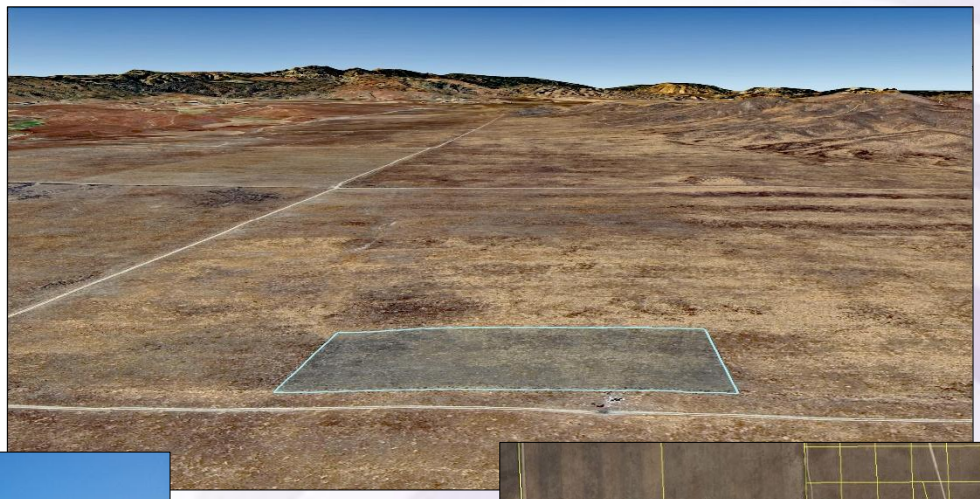
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EQUAL HOUSING OPPORTUNITY

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

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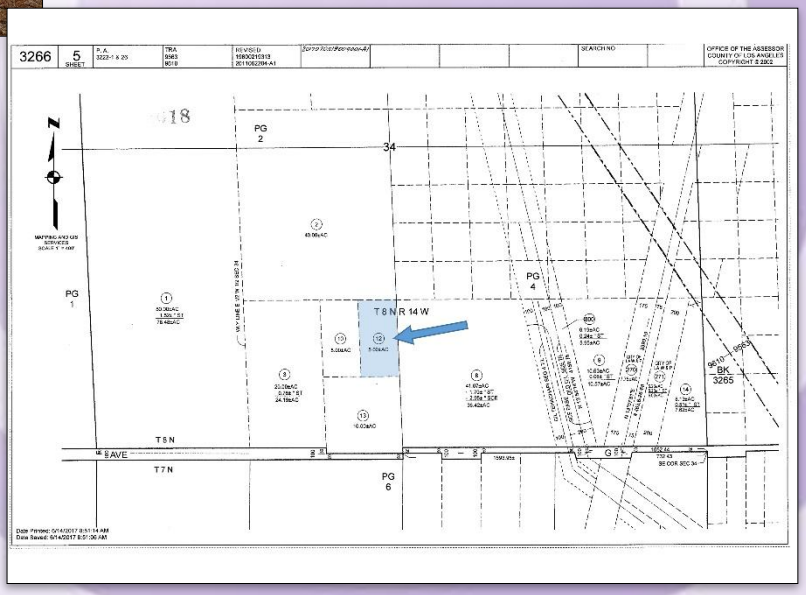
Tranquil 5-Acre Site for Off-Grid Home or Ranch!











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