





Two Amazing Parcels in Beautiful Juniper Hills!

Juniper Hills, California, 93543

Discover this captivating pair of 2.5-acre Juniper Hills parcels, offered together! Nestled within a serene small canyon just south of Ross Road, these unique parcels strike a wonderful balance between privacy and amazing views. With their corners touching, they create an ideal opportunity for friends or family to become neighbors. The A-1/light agricultural zoning allows for a variety of uses including building a home, and electricity is available. The varied topography and lush native vegetation make this location an enchanting spot for your dream home or homestead. Escape the hustle and bustle of the city and surround yourself with nature under the starry skies. Includes APNs 3059-008-069 & 70.

*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± in Two 2.5 Acre Parcels Zoned A-1-5

- **MLS# 25008075**
- **APN# 3059-008-069 & 3059-008-070**
- **Vicinity Ross Rd, Juniper Hills**
- **$39,000**

Features

Zoning:	A-1-5
Lot SqFt:	217,800 combined
Bond Assessment:	Buyer to Verify; None
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Irregular
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Has Cert of Except
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	5 Acres± in Two 2.5 Acre Parcels
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks
Water:	None - See Remarks

Directions

Pearblossom Hwy east to 106th St East, south to Ross Rd and east approx 1/2 mile. Hard right to gate. GPS, Parcel 69: 34.460322, -117.925487 & Parcel 70: 34.459415, -117.926575

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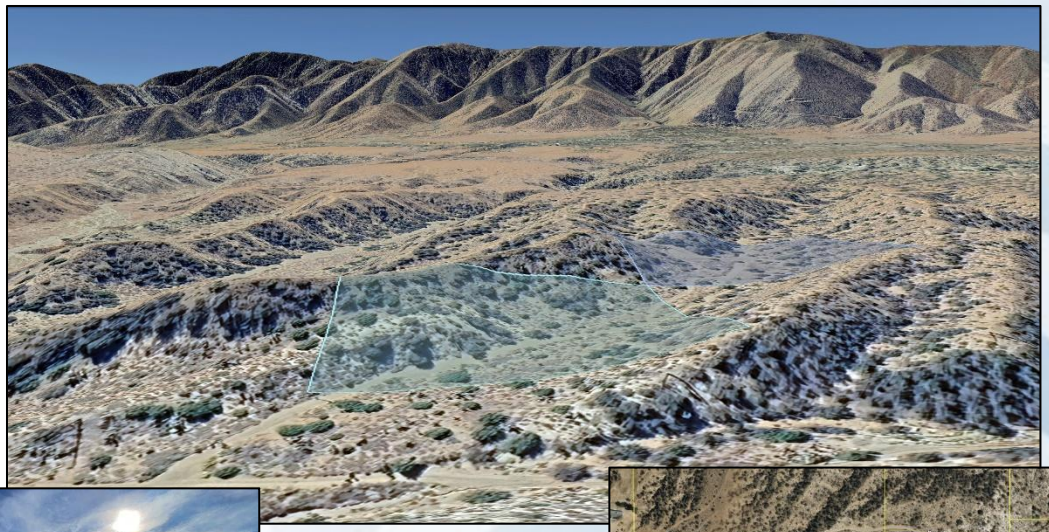
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All measurements are approximate. Prices and availability are subject to change without notice.

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Two Exceptional Parcels Totaling 5 Acres, Electric Available!

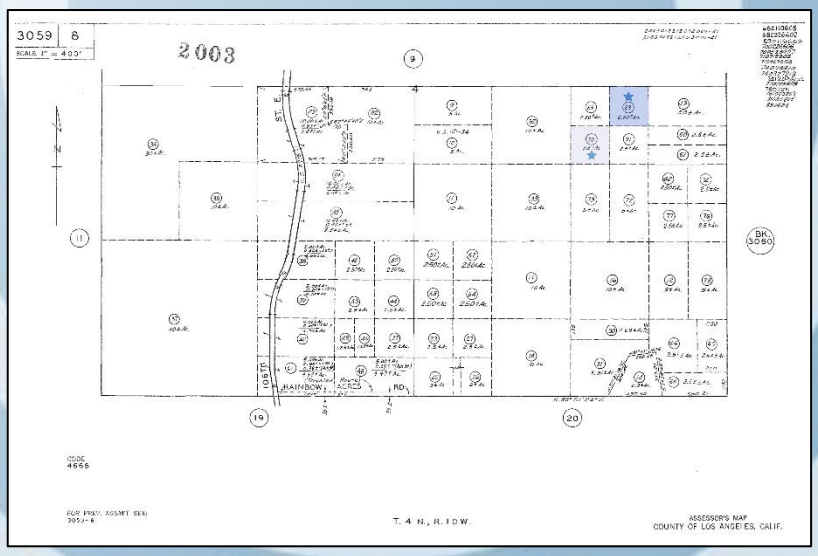








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EQUAL HOUSING OPPORTUNITY

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