





BIG VALLEY
REAL ESTATE

Affordable 5-Acre Site Great for Home or Ranch!

Lancaster, California 93535

Great buy with sweeping views! 5-acre parcel in the Hi Vista area fronting 185th St East with versatile A2 zoning and electric one parcel away. This parcel also has a conditional Certificate of Compliance, saving time and expense on future development.

*Boundary depictions are approximate and for illustrative purposes only. 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-2-5

- **MLS# 25008375**
- **APN# 3316-004-058**
- **185th St East Vicinity Ave E2**
- **$15,500**

Features

Zoning:	A-2-5
Lot SqFt:	217,800
Bond Assessment:	None
Electric:	Avail Less < 1000 Ft
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:	Has Conditions
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 east to 185th St East, north to subject (GPS 34.761880, -117.802047)

Karmen Mastin
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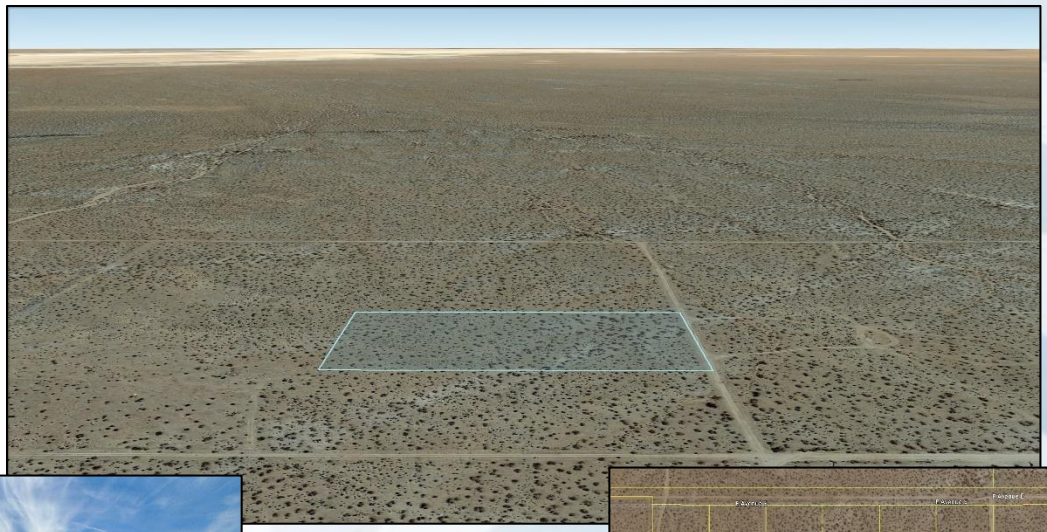
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EQUAL HOUSING OPPORTUNITY

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

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5 Acres with Gentle Topography and Views, Electric Nearby!

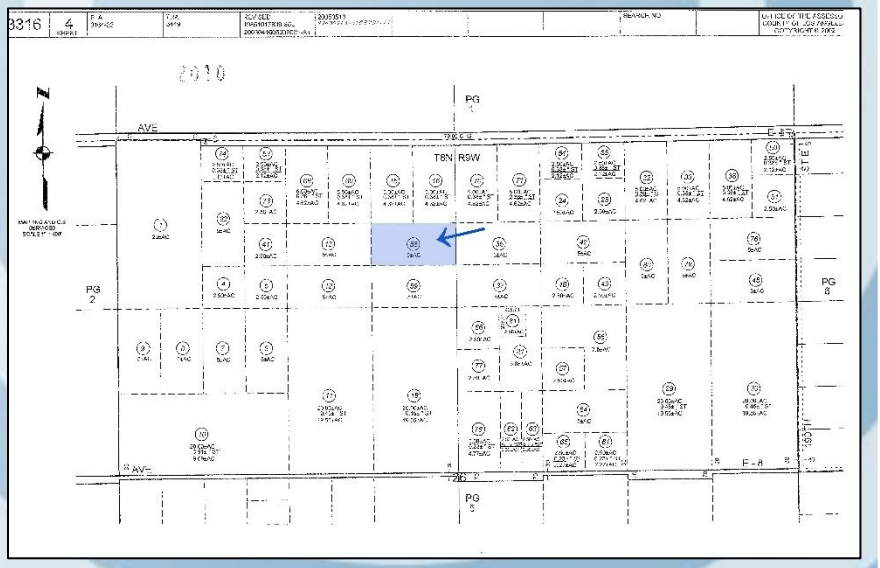








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