





BIG VALLEY
REAL ESTATE

Excellent West Antelope Valley Custom Homesite!

Fairmont, California 93536

Well-located parcel with pastoral views in the west Antelope Valley, just right for your custom home build! Located in the Fairmont/Neenach area, this acreage is conveniently close to Hwy 138 (Lancaster Rd), west of 3 Points Rd. This level and usable land has light agricultural zoning, mapped access, and is less than 1000' from electricity with nice homes nearby. Attractive and affordable!

*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.

2.32 Acres ± Zoned A-1-2

- **MLS# 25008376**
- **APN# 3277-029-027**
- **263rd St West North Of Ave C13**
- **$22,000**

Features

Zoning:	A-1-2
Lot SqFt:	101,059
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; Residential
Lot Description:	Square
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Tract Map:	Final Tract Map
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	2.32 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

Ave D, west (turns into Lancaster Rd), turn north on 3 points Rd and west on Ave C-13, north on 263rd West, 1 parcel (GPS 34.778641, -118.596054)

Karmen Mastin
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EQUAL HOUSING OPPORTUNITY

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

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Over Two Acres Just Right for Your Custom Build!

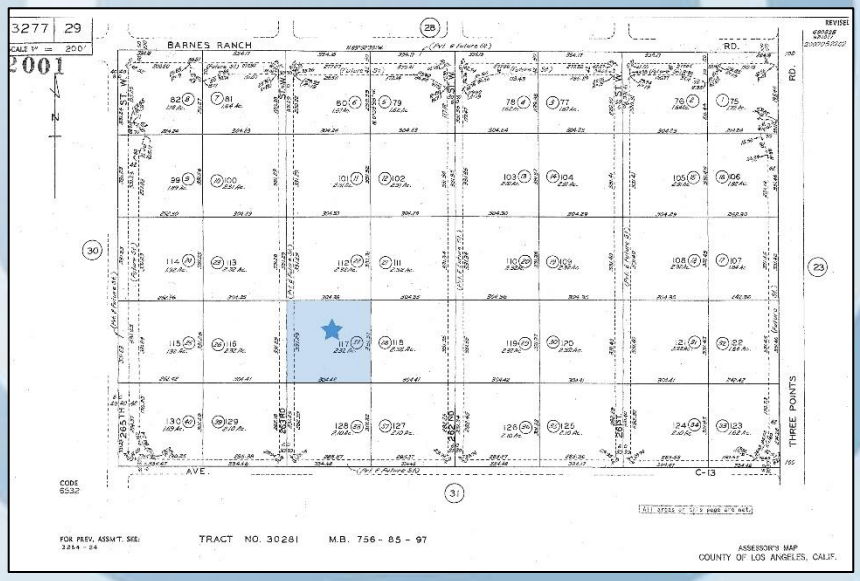








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