





BIG VALLEY
REAL ESTATE

Well Located Large Parcel for Your Custom Home!

California City, California 93505

Great residential parcel in California City, ideal for your custom build! This desirable homesite is ready for your plans, with water and sewer in the street and electric at the rear of the parcel. Enjoy a prime location backing to the seasonal Tierra Del Sol Creek, only about 1/3 of a mile from Central Park and the golf course. Terms available!

Seller is willing to carry a loan with as little as 10-25% down and amortize the balance over 15-25 years for a term of 5-7 years at a rate of (i.) 6%, or (ii.) 2% LESS THAN the current WSJ Prime Rate. OAC.

*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.

0.3 Acre± Zoned R1

- **MLS# 26003134**
- **APN# 212-100-21**
- **Calhoun Drive near Trumbull St**
- **$24,500**

Features

Zoning:	R1
Lot SqFt:	13,153
Bond Assessment:	Buyer to Verify
Electric:	On Property
Flood Zone:	Buyer to Verify; Yes
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
Road Frontage:	Public
Sewer:	Sewer in Street
Survey:	None - See Remarks
Terms:	Cash; Owner Will Carry
Tract Map:	Final Tract Map
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	0.3 Acre±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	In Street

Directions

From 14 fwy Take exit 73 for California City Blvd Keep right and merge onto California City Blvd/Ransburg Cutoff Rd Follow California City Blvd Turn left onto N Loop Blvd Follow Calhoun Dr to your destination (GPS 35.137618, -117.943062)

Karmen Mastin
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License ID #00988013

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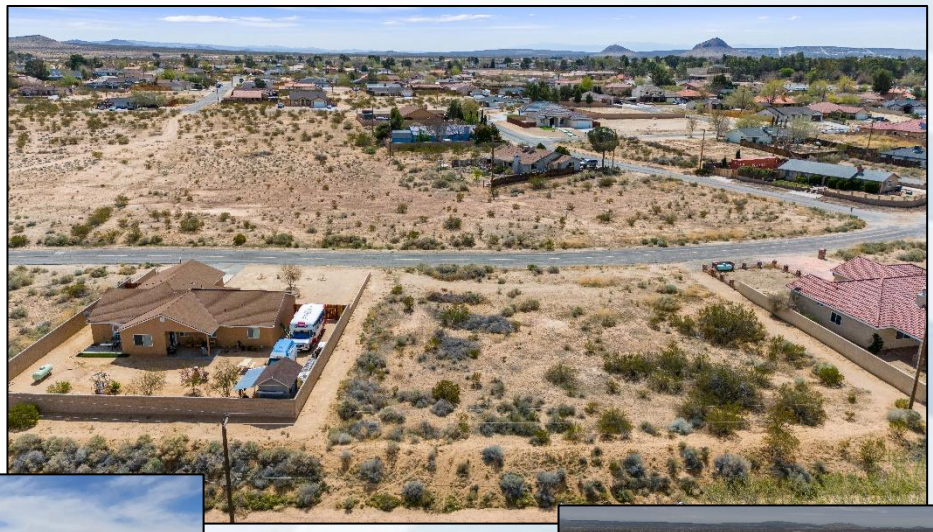
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EQUAL HOUSING OPPORTUNITY

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

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Great California City Homesite, Just Bring Your Builder!

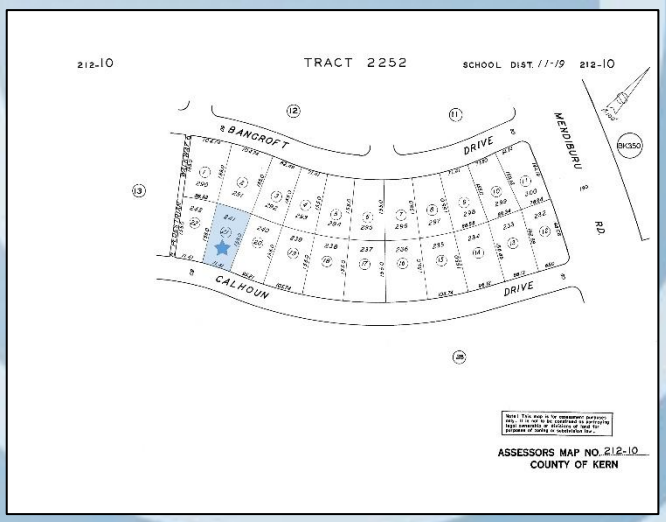








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