





BIG VALLEY
REAL ESTATE

2.69 Acres Neighboring a Natural Preserve!

California City, California 93505

Desert nature enthusiasts, this one is for you! This scenic 2.69-acre parcel is residentially zoned in California City's R4, One Family, Estate Density district and is a wonderful location for your off-grid home or sustainable getaway. This level parcel has excellent dirt road access and enjoys a special location overlooking the vast Desert Tortoise Research Natural Area, a 39.5-square-mile preserve set aside for the local wild population of desert tortoises, which is immediately across the street. A unique opportunity to enjoy wide open spaces while remaining just minutes from downtown.

*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.

2.69 Acres ± Zoned R4

- **MLS# 26005017**
- **APN# 214-160-08**
- **Rudnick Blvd Near 130th St**
- **$7,500**

Features

Zoning:	R4
Lot SqFt:	117,176.4
Bond Assessment:	Buyer to Verify
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Tract Map:	Record of Survey
Terms:	Cash
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify; Yes
Lot Size:	2.69 Acres ±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

From California City Blvd turn left onto Randsburg Mojave Rd, in ±1.4 miles, go left to stay on Randsburg Mojave Rd, in ±2.2 miles turn left onto 130th St, in ±0.5 mile turn left onto Rudnick Blvd and continue to subject. (GPS 35.169188, -117.898886)

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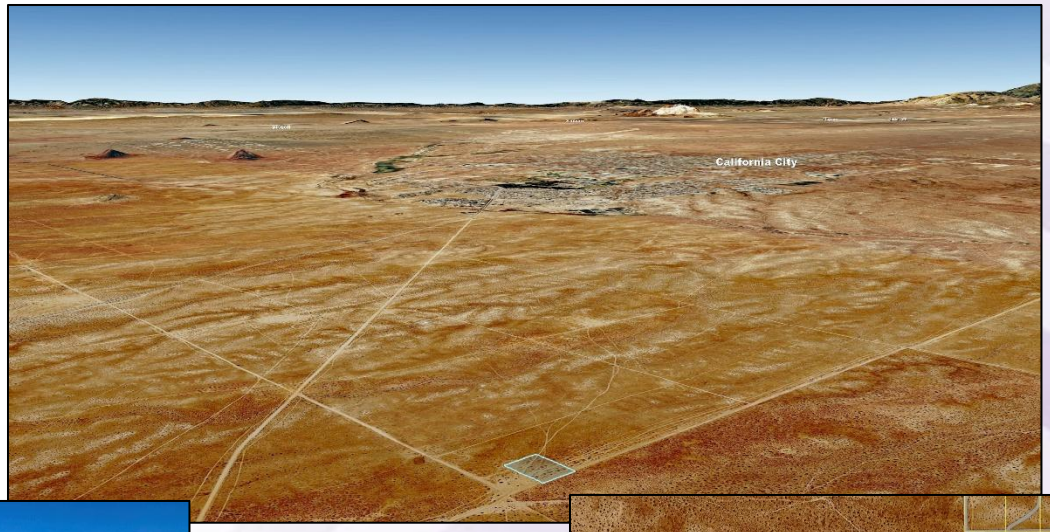
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EQUAL HOUSING OPPORTUNITY

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

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Wide Open Spaces with Easy Access, Minutes from Town!

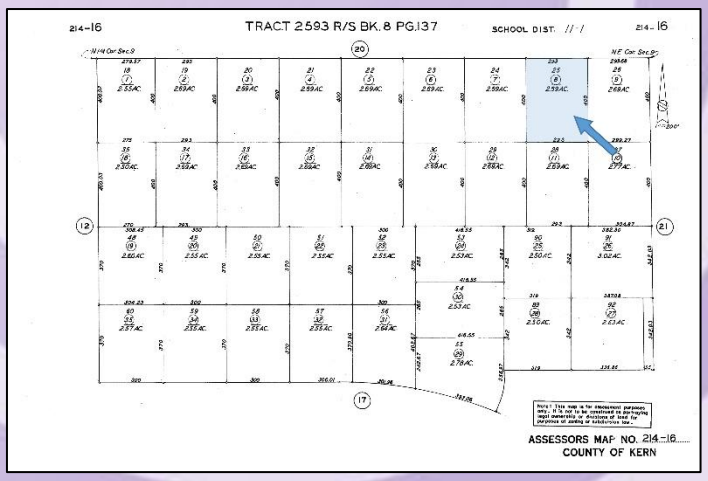








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