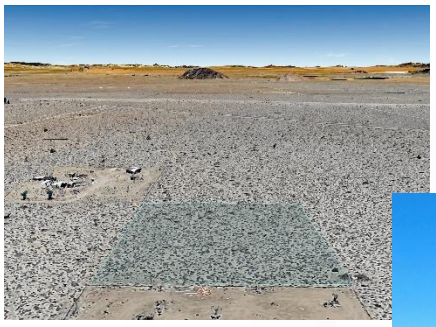






2.5 Acre Llano Investors Parcel, A2-Zoned!

Llano, California 93544

Affordable 2.5-acre investor's parcel in Llano! This scenic acreage, lush with native vegetation, is less than a half mile south of the Antelope Hwy section of Hwy. 138 and only about 1,350' from the electricity running along 233rd St. East, holding promise for the future. Small off-grid homesteads are in the area. No direct access. Access to the subject is currently undeveloped, and some private roads nearby are gated. Please be respectful of the neighbors if you try to visit the site.

* AV SEA Ordinance and Joshua Tree protections apply. 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.

2.5 Acres ± Zoned A-2-2

- **MLS# 26006551**
- **APN# 3086-008-073**
- **Vicinity Avenue X4 & 231st St E**
- **$13,500**

Features

Zoning:	A-2-2
Lot SqFt:	108,900
Bond Assessment:	Buyer to Verify; None
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural
Lot Description:	Square
Road Frontage:	None - See Remarks
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Cert of Compliance:	Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	2.5 Acres ±
Road Surface:	None - See Remarks
Subord/Release:	No Releases; No Subordinate
Water:	None - See Remarks

Directions

Hwy 138 east to 233rd St East, south to Ave X-8, west to 231st & north to subject (GPS 34.479883, -117.717755)

Karmen Mastin
Broker, Realtor®
CRS, ePRO, CNHS, RDCPro
License ID #00988013

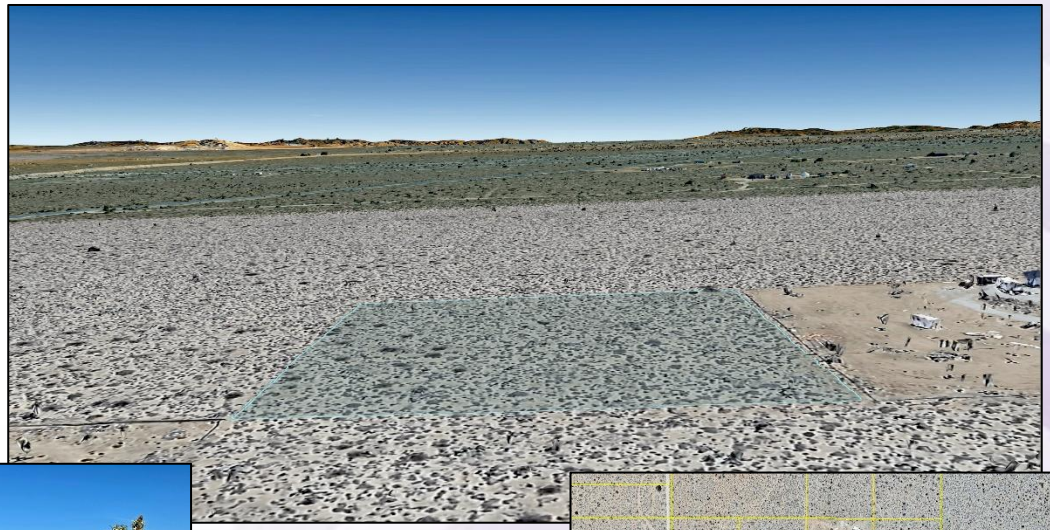
P.O. Box 900910
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Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

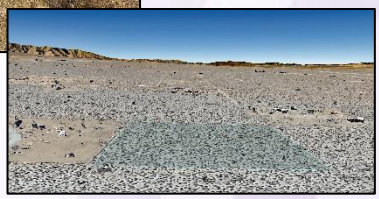
All measurements are approximate. Prices and availability are subject to change without notice.

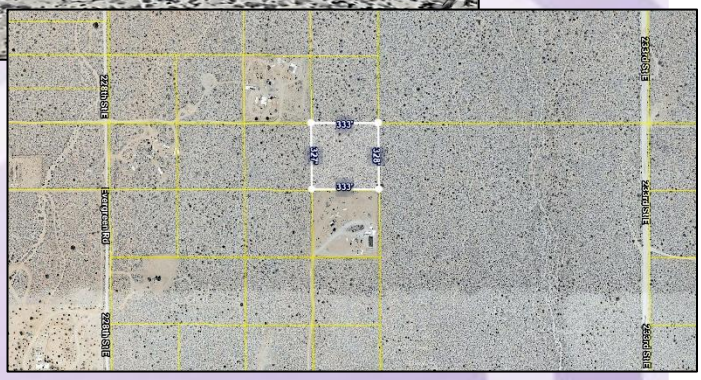
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Affordable 2.5 Acres in Llano: Scenic Off-Grid Investment!

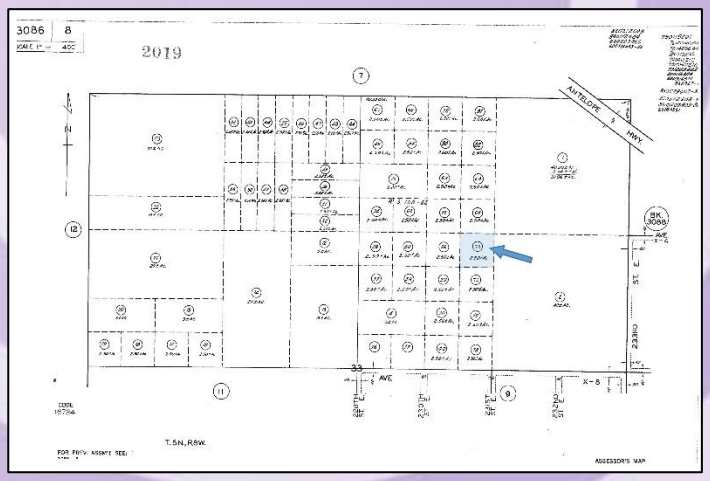








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- **$13,500**



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EQUAL HOUSING OPPORTUNITY

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

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