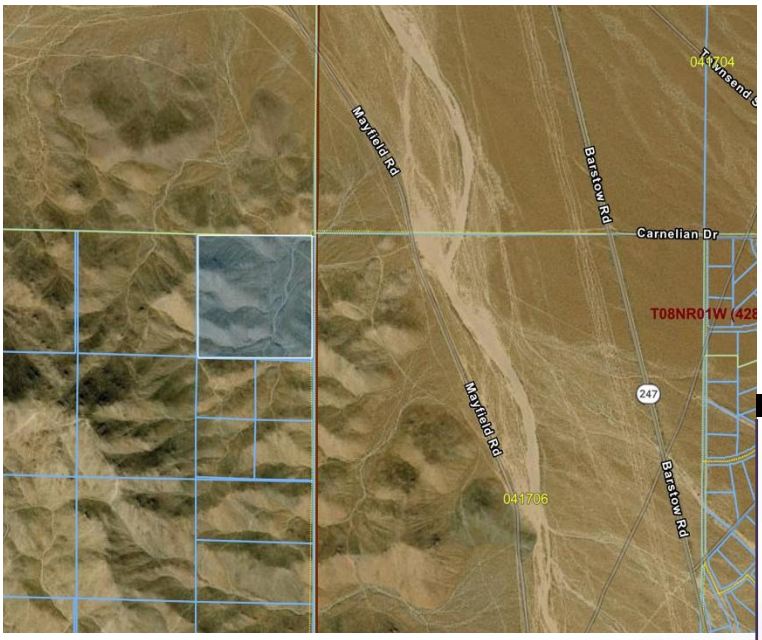


BIG VALLEY
REAL ESTATE

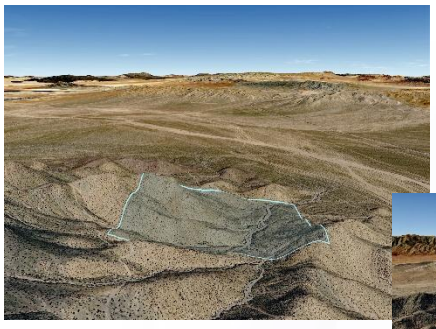
40-Acres Off-Grid: Start Your Adventure Here!

Barstow, California 92311

Escape the grid entirely at this 40-acre Desert Hideaway. This ruggedly beautiful 40-acre parcel, which adjoins thousands of acres of government land, is tucked inside a natural amphitheater featuring varied topography in the scenic region south of Barstow near Highway 247. The RC (Resource Conservation) zoning on this 40-acre property keeps it rural, allowing for one single-family home (with a possible accessory dwelling unit), low-key outdoor recreational activities, keeping animals, and some farming, camping, horse riding, or renewable energy options with the right county permits. The property has undeveloped access, although it has previously been accessed from existing dirt trails. A 4WD or ORV will be needed here to reach your personal fortress, overlanding basecamp, or dark skies stargazing retreat. A unique opportunity!

*Boundary depictions are approximate and for illustrative purposes only. Boundary markers provided by the owner are approximate and not a substitute for a survey. 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.

- **MLS# 26007007**
- **APN# 0419-181-04-0000**
- **Vicinity Carnelian Dr West of Mayfield**
- **$47,500**





Features

Zoning:	RC
Lot SqFt:	1,742,400
Bond Assessment:	Buyer to Verify
Electric:	None - See Remarks
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Agricultural; Low Density; Open Space; Recreational; Residential
Lot Description:	Square
Road Frontage:	None - See Remarks; Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	40± Acres
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks
Water:	None - See Remarks

Directions

From Barstow Rd (247) go south to Carnelian Rd (aka Charro Rd), go west past Mayfield to subject. (GPS 34.788099, -117.032103) A high clearance 4WD or OHV is recommended; wash areas across roads and trails are sandy. Use caution.

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

REALTOR®
P.O. Box 900910
Palmdale, CA 93590
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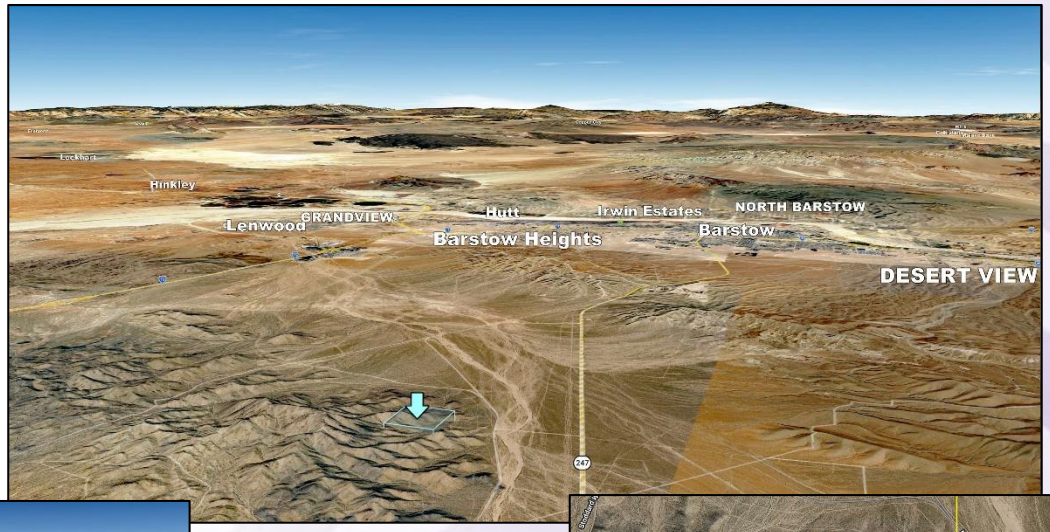
Email: info@bigvalleyrealestate.com
Website: www.bigvalleyrealestate.com

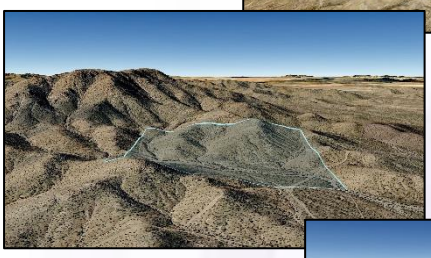
EQUAL HOUSING OPPORTUNITY

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

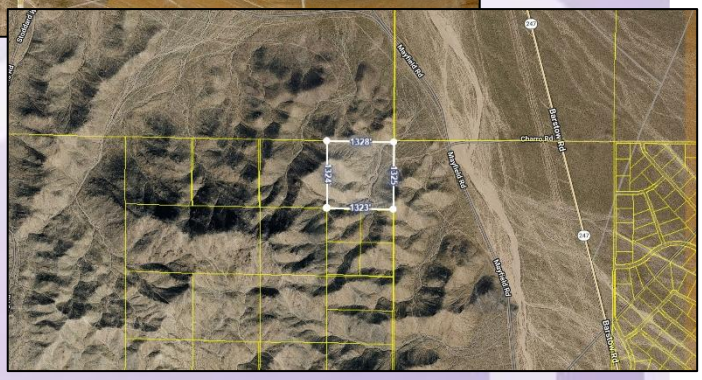
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Secluded 40-Acre Desert Getaway—Endless Possibilities!

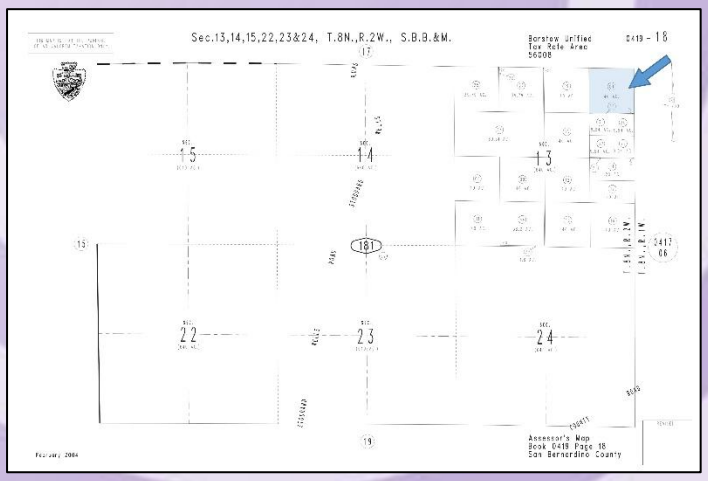








- **MLS# 26007007**
- **APN 0419-181-04-0000**
- **40 Acres ±**
- **Vicinity Carnelian Dr West of Mayfield**
- **Barstow, CA 92311**
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BIG VALLEY
REAL ESTATE

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EQUAL HOUSING OPPORTUNITY

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