



**List Price:** \$135,000

**Status:** Active

**MLS #:** 090636

**Property Type:** Unimproved Land

**Address:** White Rock Rd  
Mountain Ranch, CA 95246

**Spec'l Own:** Private owner

**DOM:** 164

**Cross Street:** Lakeside Drive

**Subdivision:** M24 - M24 RANCH

**Area:** 11 - Mt. Ranch, RR Flat, Sheep

**Lot #:** D

**Subdivision Unit:** 1

**APN #:** 021-014-021-

**Bond:** Yes

**Road Frontage:** 293

**Leased:** No

**PERCD:** Yes

**PERC in List Office:** Yes

**Electricity:** No

**Cable:** No

**Telephone:** No

**Fencing:** None

**Sewer:** Needs Septic

**Water:** Needs Well

**Gas- Propane:** No

**Gas - Natural:** No

**Construction Lic #:**

**School District:** Calaveras

**Zoning:** R1 - Single Family

**Survey:** Yes

**Directions:** From Mountain Ranch, go to Sheep Ranch Rd & turn right. Go to M-24 gate on your left. Go approximately half way around the lake & go left on White Rock Rd. Property will be on your left.

**Elevation:** 2,400

**Acreage:** 5.100

**Lot Description:** Water View

**Landscaping:** No

**Ag Pres.:** No

**Driveway:** Gentle-Up

**Road Type:** Gravel, Private Road

**Terrain:** Gentle-Up

**Longitude:**

**Latitude:**

**Homeowner's Dues:**

**Dues Amount:** \$390

**Dues Frequency:** Yearly

**Dues Include:** Lake Privileges

**Public Description:** This is a gated community with a 45+/- acre lake for boating (no power boats), swimming or fishing. Owners have put in a road & small pad & done some clearing. Lots of nice oaks on property. The view of the lake from the pad is awesome. Profile holes have been done & an engineered system would cost approximately \$9000 to \$11,000. Owners will carry with large down.

**Prepared By:** LINDA DUNCAN

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**STARK REALTY (ASSN&MLS)**

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*Prepared from Calaveras County MLS.*