



List Price: \$185,000

Status: Active

MLS #: 101123

Property Type: Unimproved Land

Spec'l Own: Private owner

Address: Parcel 5 Railroad Flat Rd
Railroad Flat, CA 95248

DOM: 7

Cross Street: Rolling Oaks Dr

Subdivision:

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

Lot #: B

Subdivision Unit:

APN #: 020-027-201-

Bond: Yes

Road Frontage: 1,000

Leased: No

PERCD: Yes

PERC in List Office: Yes

Electricity: Yes

Cable: No

Telephone: Yes

Fencing: None

Sewer: Needs Septic

Water: Well

Gas- Propane: No

Gas - Natural: No

Construction Lic #:

School District: Calaveras

Zoning: Other

Survey: Yes

Directions: Take Mtn. Ranch Rd/Railroad Flat Rd approx. 6 miles. The property will be on the left shortly after Rolling Oaks Drive.

Elevation: 2,500

Acreage: 13.750

Lot Description: View

Landscaping: No

Ag Pres.: No

Driveway: Gentle-Up, Level

Road Type: County Road, Paved

Terrain: Gentle-Up, Level

Longitude: ..

Latitude: ..

Homeowner's Dues: None

Dues Amount: \$0

Dues Frequency: None

Dues Include: None

Public Description: This gorgeous usable 13+ acres has two pads, an easement for a 20gpm well, & has been perked for a septic system (plans may have to be updated). Property is right off a paved county road & electric & phone are there. This is the spot to build your dream home and start living in the country.

Prepared By: LINDA DUNCAN

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Prepared from Calaveras County MLS.