



**List Price:** \$99,000

**Status:** Active

**MLS #:** 101760

**Property Type:** Unimproved Land

**Address:** 158 Doud's Landing  
Avery, CA 95224

**Spec'l Own:** Private owner

**DOM:** 2

**Cross Street:** Doud's Road

**Subdivision:**

**Area:** 07 - Avery, Canyon View, Cedar

**Lot #:** 2

**Subdivision Unit:**

**APN #:** 030-028-007-

**Bond:** Yes

**Road Frontage:** 0

**Leased:** No

**PERCD:** No

**PERC in List Office:** No

**Electricity:** No

**Cable:** No

**Telephone:** Yes

**Fencing:** None

**Sewer:** Needs Septic

**Water:** Needs Well

**Gas- Propane:** No

**Gas - Natural:** No

**Construction Lic #:**

**School District:** Bret Harte

**Zoning:** Other

**Survey:** Yes

**Directions:** From Hwy 4 in Avery, take Moran Road to Love Creek, go 1.4 miles to Doud's Road, go right. Go to Doud's Landing.

**Elevation:** 0

**Acreage:** 7.190

**Lot Description:** View

**Landscaping:** No

**Ag Pres.:** No

**Driveway:** None

**Road Type:** Gravel

**Terrain:** Varied

**Longitude:**

**Latitude:**

**Homeowner's Dues:** None

**Dues Amount:** \$0

**Dues Frequency:** None

**Dues Include:** None

**Public Description:** Want to get away from it all? Lots of pines, oaks and privacy. The property is on a gravel road but only minutes from Hwy 4. Sit back and enjoy nature & the quiet.

**Prepared By:** SCOTT BUR

DRE #: 01301866

**STARK REALTY (ASSN&MLS)**

(209) 754-3232

*Prepared from Calaveras County MLS.*