


Customer Display

Lots and Acreage **16996 BAKER RILEY WAY**  (12) **DOM : 43** **L\$130,000**
1701928 Active **Mokelumne Hill, CA 95245**



Area: 11 - 11 Mt. Rnch/RR Flat/Sheep Rnch **Lot #/Unit #:** 0
Subdivision: NON - None **Subdiv. Unit:**
Apx Lot Size/Acreage: 5.030 **Source:** Tax Assessor
Sewer Type: Septic **Elevation (ft):** 2,500
PERCD: Yes **PERC IN LO:** No
Lease: No **Landscaping:** No
Road Frontage: **APN #:** 020-009-016
Cross Street: Shine Way **Zoning:** U-Unclassified
Special Owner: Private Owner

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Bond: Yes **Disclosure:** Yes **Gas (Natural):** No **Survey:** Yes
Cable: No **Electricity:** Yes **Gas (Propane):** No **Telephone:** No
Homeowner Dues: None **Homeowner Dues Amount:** \$0 **Homeowner Dues Frequency:** None
Sub HOA:

FEATURES

Driveway: Gentle-Down **School District:** Calaveras
Dues Pay For: **Special Info.:** Horses OK
Fencing: None **Terms Available:** Cash
Lot Description: Other - See Remarks **Terrain:** Gentle-Down , Level
Road Type: Gravel , Private **Water Sources:** Well

Public Remarks: The home burned in the Butte Fire but the carport survived. The well has been repaired. The owner says it's 100+gpm. The septic is there but no work has been done on it. The service pole is there with the meter and the electric line needs to be hooked up again. Land is mostly gently sloping & there's lots of privacy.

Personal Items Included:
Personal/Affixed Items Excluded:

PREPARED BY



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"Listing provided courtesy of Linda Duncan with STARK REALTY "

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