

**Lots and Acreage** **4095 S RAILROAD FLAT RD**  (4) **DOM : 5** **L\$119,900**  
**1702473 Active** **Mountain Ranch, CA 95245**



**Area:** 11 - 11 Mt. Rnch/RR Flat/Sheep Rnch **Lot #/Unit #:** 0  
**Subdivision:** NON - None **Subdiv. Unit:**  
**Apx Lot Size/Acreage:** 6.330 **Source:** Tax Assessor  
**Sewer Type:** Septic **Elevation (ft):** 2,700  
**PERCD:** No **PERC IN LO:** No  
**Lease:** No **Landscaping:** No  
**Road Frontage:** YES **APN #:** 020-027-197  
**Cross Street:** Jesus Maria **Zoning:** U-Unclassified  
**Special Owner:** Private Owner

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**Bond:** Yes **Disclosure:** Yes **Gas (Natural):** No **Survey:** No  
**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-Up **School District:** Calaveras  
**Dues Pay For:** None **Special Info.:** None  
**Fencing:** Wood **Terms Available:** Cash , Conventional  
**Lot Description:** View **Terrain:** Gentle-Up , Varied  
**Road Type:** County **Water Sources:** Well

**Public Remarks:** What a view!!! Privacy, yet easy access to main road. Power, well, and septic are in - all you need is to build your dream home! Good access to Railroad Flat and Mountain Ranch. Level building site away from road. Driveway is being upgraded to gravel, and former tenants belongings are being removed.

**Personal Items Included:**  
**Personal/Affixed Items Excluded:** Personal Property

**PREPARED BY**



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"Listing provided courtesy of Rochelle Howard with STARK REALTY "

Based on information from the Calaveras County Association of REALTORS® All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. (Copyright 2017 11/08/2017 04:46 PM)

**Photo Gallery MLS# L1702473A**



CCAR 2017

CCAR 2017

Fence already up!



**Gravel driveway going in** CCAR 2017



**Well is in** CCAR 2017

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