



**List Price:** \$98,000

**Status:** Active

**MLS #:** 082820

**Property Type:** Unimproved Land

**Spec:** Private owner

**Address:** 5712 Calaveras Circle  
Mountain Ranch, CA 95246

**DOM:** 39

**Cross Street:** Eagle View

**Subdivision:** M24 - M24 RANCH

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

**Lot #:** 51A

**Subdivision Unit:**

**APN #:** 021-007-020-

**Bond:** No

**Road Frontage:** 0

**Leased:** No

**PERCD:** No

**PERC in List Office:** No

**Electricity:** No

**Cable:** No

**Telephone:** No

**Fencing:** None

**Sewer:** Needs Septic

**Water:** Well

**Gas - Propane:** No

**Gas - Natural:** No

**Construction Lic #:**

**School District:** Calaveras

**Zoning:** R1 - Single Family

**Survey:** Yes

**Directions:** From Mtn Ranch, stay on Mtn Ranch/RRF Rd. to lower gate on right for M-24 Ranch. Go thru gate & then go left on Calaveras Circle, property will be on the right at the top of the hill on dirt driveway

**Elevation:** 0

**Acreage:** 6.600

**Lot Description:** View

**Landscaping:** No

**Ag Pres.:** No

**Driveway:** Varied

**Road Type:** Private Road, Unpaved

**Terrain:** Varied

**Longitude:**

**Latitude:**

**Homeowner's Dues:**

**Dues Amount:** \$475

**Dues Frequency:** Yearly

**Dues Include:** Lake Privileges

**Public Description:** Just listed in M-24 Ranch. Well has been drilled but not hooked up. Wonderful views. Old funky cabin with no value attached to it. Lots of treasures to look at. Use of 45+/- acre lake for fishing, boating or swimming. Picnic areas and boat docks for your use.

**Prepared By:** SCOTT BUR

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**STARK REALTY (ASSN&MLS)**

*Prepared from Calaveras County MLS.*