

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **107987**
 Status **ACTIVE**
 Price **\$319,000**
 Type **Single Family**
 Address **3501 S Highway 3**
 Cross Street **Timmons**
 City **Etna**
 Zip **96027**
 Area **Etna**
 APN# **023-140-150**

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Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	3	Apx Living Room	Length
# of Bathrooms	1	Apx Master Bedroom	Width
Garage Capacity	None	Apx Bedroom 2	Make
Apx Acres	25.60	Apx Bedroom 3	Apx Addl Living Qtr
Stories	One	Apx Bedroom 4	Ag Preserve Y/N
Apx SF	1302	Apx Dining Room	Sign Y/N
Year Built	1944	Apx Breakfast Room	Zoning
Within City Limits Y/N	No	Apx Kitchen	Asking Price
Subdivision		Apx Den	
Lot Dimensions	Irreg	Apx Family Room	
Sewage	Has Septic	Apx Utility Room	
View	Valley	Apx Extra Room	
Waterfront	None	Apx Workshop	
Heating	Monitor		
Water	Has Well		

FEATURES

BATH AMENITIES	Tub/Shower Enclosure	HEAT	Wood Stove, Monitor-Oil	ROOF	Metal
WINDOWS	Double Pane	SEWAGE	Has Septic	EXTERIOR	Asbestos
FLOOR COVERING	Carpet, Tile, Wood	WATER	Has Well	FOUNDATION	Partial Foundation
APPLIANCES	Range-Electric	STYLE	Cottage, Country, Other	/BASEMENT	
WINDOW COVERING	Curtains	FIREPLACE	/See Remarks	EXTERIOR	Separate Living Quarters,
LAUNDRY	Utility Room	GARAGE	One, In Living Room	AMENITIES	Horses OK, Lawn, Other
		TYPE	Carport Detached		/See Remarks, Pasture
		DRIVEWAY	Gravel	STREET	Area
				UTILITIES	Paved
				AVAILABLE	Cell Service, Electricity,
				FENCING	Hard Line Phone
					Barbed Wire, Cross,
					Woven Wire

DIRECTIONS/REMARKS

Hwy 3, south of Etna. Property is on NW corner of Hwy 3 and Timmons Ranch Rd.

25.6+/- acre Scott Valley Ranchette with two small homes! There is a 1302 sf, 3 bed/1 bath older farm house and a small 1 bed/1 bath tiny house. Both homes are currently rented, very liveable, but could use some TLC. The homes share a well, but have separate septic systems and electric meters. Two gently sloping flood irrigated pastures run along Highway 3 and overlook the southern end of Scott Valley. The land is fully fenced, with an irrigation ditch running along the top edge of the pastures. The property offers lovely views of the valley and Mt. Bolivar, and is located just a few minutes south of Etna. Plenty of room for horses, cattle, other livestock, gardening, etc. Make an appointment to see it!

107987

Miscellaneous

Addendum:

