

## LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **107086**  
 Status **Cont**  
 Price **\$225,000**  
 Type **Manufactured Home-no 433**  
 Address **14447 McAdams Creek Rd**  
 Cross Street **Oak Hill Lane**  
 City **Fort Jones**  
 Zip **96032**  
 Area **Fort Jones**  
 APN# **014-121-180**

Amy Friend  
 01328922  
 California Outdoor Properties  
 Ofc: 530-643-1336  
  
 1914 Ft Jones Rd  
 Yreka CA 96097  
 amy@amyfriend.com

Virtual

### GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	2	Apx Living Room	Length	53
# of Bathrooms	2	Apx Master Bedroom	Width	24
Garage Capacity	Two	Apx Bedroom 2	Make	Far West
Apx Acres	39.60	Apx Bedroom 3	License #	JL9874, 5
Stories	One	Apx Bedroom 4	Snow Load	
Apx SF	1268	Apx Dining Room	Hud #	LAS7217
Year Built	1973	Apx Breakfast Room	Serial #	55OXLU
Within City Limits Y/N	No	Apx Kitchen	Apx Addl Living Qtr	
Subdivision		Apx Den	Ag Preserve Y/N	No
Lot Dimensions	irregular	Apx Family Room	Sign Y/N	Yes
Sewage	Has Septic	Apx Utility Room	Zoning	Ag2 Ag1B80 RRB40
View	Yes	Apx Extra Room	Asking Price	\$225,000
Waterfront	Seasonal Creek	Apx Workshop		
Heating	F/A Electric			
Water	Has Well			

### FEATURES

WINDOWS	Single Pane, Storm Window	HEAT	F/A Electric, Wood Stove	ROOF	Metal
FLOOR COVERING	Carpet, Vinyl	SEWAGE	Has Septic	EXTERIOR FOUNDATION	Metal
APPLIANCES	Cook Top, Oven-Electric, Refrigerator	WATER	Has Well	/BASEMENT	No Foundation
WINDOW COVERING	Curtains	INTERIOR FEATURES	Built-In Hutch, Pantry	EXTERIOR AMENITIES	Deck, Horses OK, Barn, Trees
		STYLE	Other/See Remarks	WATERFRONT STREET	Seasonal Creek Paved
		FIREPLACE	Free Standing	UTILITIES AVAILABLE	Cell Service, Electricity, Hard Line Phone
		GARAGE TYPE	Garage Attached	FENCING	Barbed Wire, Partial, Woven Wire
		DRIVEWAY	Dirt	VIEW	Hills, Valley, Trees

### DIRECTIONS/REMARKS

Hwy 3 to McAdams Creek. Property is on left

Great location for this 39+/- acre ranchette near Ft Jones. About 17 acres just planted in alfalfa. Has well and wheel lines for irrigation. Remainder of property is gently to moderately sloping hill ground with a large variety of trees. 1973 manufactured home needs TLC. Other improvements included an attached 2 car garage, a small barn near the house and a pole barn for hay storage. There is a domestic well in addition to the ag well. Small orchard with a variety of fruit trees. Bordered by government land and seasonal McAdams Creek goes through the property.

107086

Miscellaneous

Addendum:

