

LISTING DETAIL - CLIENT HANDOUT for LOTS/LAND

MLS # **112314**
 Status **ACTIVE**
 Price **\$85,000**
 Type **ACREAGE**
 Address **0 Highway 3 S. of Callahan**
 Cross Street **S Fork Rd**
 City **Callahan**
 Zip **96014**
 Area **Callahan**
 APN# **031-241-440**

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Virtual Tour:

GENERAL

Associated Documents

Map



Neighborhood and Schools

Use **Single Family**
 Apx Acres **14.00**
 Lot Dimensions **Irregular**
 Lot #
 Block #
 Subdivision
 Ag Preserve Y/N **No**

Zoning **RR**
 View **Hills**
 Waterfront **River**
 Topography **Varies**
 Trees **Yes**
 Sewage **Perc Approved**
 Electricity
 Water **Needs Well**
 Street **Paved**

Corner Y/N
 Sign Y/N **Yes**
 Within City Limits Y/N **No**
 Sidewalk Y/N
 Alley Y/N
 Lock Gate **No**
 Asking Price **\$85,000**

FEATURES

TOPOGRAPHY **Varies**
 FENCING **Partial**
 MISCELLANEOUS **Horses OK**
 STREET **Paved**

WATER **Needs Well**
 SEWAGE **Perc Approved**

WATER FRONT **Yes, River**
 VIEW **Hills, River, Trees**

DIRECTIONS/REMARKS

Highway 3 south through Callahan, property is on the right past the Forest Service Station.

Beautiful riverfront property! East Fork of the Scott River flows through this 14 acre property, located near Callahan. The terrain is varied with both timbered hillside and open meadow ground. The views are lovely. Additional 18 acres across the road also available.



This information is deemed reliable but not guaranteed. These properties may be the listings of another 07/20/2018