

LISTING DETAIL - CLIENT HANDOUT for LOTS/LAND



MLS # **113562**
 Status **ACTIVE**
 Price **\$84,900**
 Type **ACREAGE**
 Address **0 Ager Rd**
 Cross Street **Cooley Rd**
 City **Montague**
 Zip **96064**
 Area **Montague**
 APN# **041-302-380**

Nicole Harris
02033451
California Outdoor Properties
Ofc: 530-643-1336
Cell: 530-643-0462
1914 Ft Jones Rd
Yreka CA 96097
caloutdoorproperties@gmail.com

Virtual Tour:

GENERAL Associated Documents Map  Neighborhood and Schools

Use	Single Family	Zoning	AG-1 & Ag-B-40	Corner Y/N	
Apx Acres	40.00	View	Mt Shasta	Sign Y/N	Yes
Lot Dimensions	Approx. 1324' x 1316'	Waterfront	Other	Within City Limits Y/N	No
Lot #		Topography	Gentle	Sidewalk Y/N	
Block #		Trees	Yes	Alley Y/N	
Subdivision		Sewage	Perc Approved	Lock Gate	No
Ag Preserve Y/N	No	Electricity	Available	Asking Price	\$84,900
		Water	Has Well		
		Street	Gravel		

FEATURES

TOPOGRAPHY	Gentle, Flat	UTILITIES	Cell Service,	WATER	Other/See Remarks
FENCING	Barbed Wire	AVAILABLE	Electricity	FRONT	
MISCELLANEOUS	Horses OK	WATER	Has Well	VIEW	Hills, Mt Shasta, Valley, Trees
STREET	Gravel	ELECTRICITY	Available		
		PHONE	Cell Service		
		SEWAGE	Perc Approved		

DIRECTIONS/REMARKS

Go north out of Montague on Ager Rd, turn right at directional sign and follow driveway to the end- property is on left. Call LO for maps and details.

Looking for a quiet spot to build your dream home and spend your days looking out across the fields to Mt. Shasta? This 40-acre property has a well in place with an estimated 42 GPM, has been perc approved, and is located a short distance off Ager Rd for good access while still maintaining a private setting. The property is flat to rolling with a small pond tucked behind the wild roses that adds character to the property. There is good barbwire fencing almost all the way around the perimeter and lots of space for horses or livestock. Located less than 10 minutes from Montague and 15 from Yreka, this could make an ideal spot to settle in and build your homestead. Give us a call today to come check out these huge Mt. Shasta views and wide-open spaces!



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

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