

**LISTING DETAIL - CLIENT HANDOUT for LOTS/LAND**

MLS # **114326**  
 Status **ACTIVE**  
 Price **\$399,000**  
 Type **ACREAGE**  
 Address **0 Scala Ln.**  
 Cross Street **Sunshine**  
 City **Montague**  
 Zip **96064**  
 Area **Montague**  
 APN# **038-040-030**

**Nicole Harris**  
**01081339**  
**California Outdoor Properties**  
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**1914 Ft Jones Rd**  
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Virtual Tour:

| <b>GENERAL</b>  |                    | Associated Documents | Map                     | M                      | Neighborhood and Schools |
|-----------------|--------------------|----------------------|-------------------------|------------------------|--------------------------|
| Use             | <b>Agriculture</b> | Zoning               | <b>AG1 &amp; AG2B40</b> | Corner Y/N             |                          |
| Apx Acres       | <b>82.00</b>       | View                 | <b>Mt Shasta</b>        | Sign Y/N               | <b>Yes</b>               |
| Lot Dimensions  | <b>irregular</b>   | Waterfront           | <b>Yes</b>              | Within City Limits Y/N | <b>No</b>                |
| Lot #           |                    | Topography           | <b>Varies</b>           | Sidewalk Y/N           |                          |
| Block #         |                    | Trees                | <b>Yes</b>              | Alley Y/N              |                          |
| Subdivision     |                    | Sewage               | <b>Needs Septic</b>     | Lock Gate              | <b>No</b>                |
| Ag Preserve Y/N | <b>Yes</b>         | Electricity          |                         | Asking Price           | <b>\$399,000</b>         |
|                 |                    | Water                | <b>Needs Well</b>       |                        |                          |
|                 |                    | Street               | <b>Gravel</b>           |                        |                          |

**FEATURES**

|               |                                 |       |              |             |                                 |
|---------------|---------------------------------|-------|--------------|-------------|---------------------------------|
| TOPOGRAPHY    | <b>Gentle</b>                   | WATER | <b>Other</b> | WATER FRONT | <b>Other/See Remarks</b>        |
| FENCING       | <b>Barbed Wire, Cross, Wood</b> |       |              | VIEW        | <b>Hills, Mt Shasta, Valley</b> |
| MISCELLANEOUS | <b>Horses OK, Irrigation</b>    |       |              |             |                                 |
| STREET        | <b>Gravel</b>                   |       |              |             |                                 |

**DIRECTIONS/REMARKS**

Oberlin Rd to Scala

82+/- acres with approximately 78 acres of irrigated pasture, pond, 85 shares of Shasta River Irrigation District water! Located between Yreka and Montague, with nice property is the kind that doesn't come along all that often!



This information is deemed reliable but not guaranteed. These properties may be the listings of another 09/11/2019