

LISTING DETAIL - CLIENT HANDOUT for LOTS/LAND



MLS # **20201629**
 Status **ACTIVE**
 Price **\$69,900**
 Type **ACREAGE**
 Address **0 Swigart Rd**
 Cross Street **Lichens**
 City **Montague**
 Zip **96064**
 Area **Montague**
 APN# **039-050-280**

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Virtual Tour:

GENERAL Associated Documents Map  Neighborhood and Schools

Use	Single Family	Zoning	AG-1	Corner Y/N	
Apx Acres	41.20	View	Mt Shasta	Sign Y/N	Yes
Lot Dimensions	874 x 1226 x 958 x 738 x 882 x 535 x 1876 per CRS	Waterfront	Other	Within City Limits Y/N	No
Lot #		Topography	Varies	Sidewalk Y/N	
Block #		Trees	Yes	Alley Y/N	
Subdivision		Sewage	Needs Septic	Lock Gate	No
Ag Preserve Y/N	No	Electricity	Available	Asking Price	\$69,900
		Water	Has Well		
		Street	Paved		

FEATURES

TOPOGRAPHY	Gentle, Flat, Slope, Steep, Varies	UTILITIES AVAILABLE	Cell Service, Electricity, High Speed Internet, Satellite	VIEW	Hills, Mt Shasta, Valley, Trees
FENCING	Barbed Wire	WATER	Has Well		
MISCELLANEOUS	Horses OK	ELECTRICITY	Available		
STREET	Paved	PHONE	Cell Service		
		SEWAGE	Needs Septic		

DIRECTIONS/REMARKS

Head out of Montague on Airport Rd and turn right on Swigart. Property will be on your left, look for sign.

Opportunity abounds with this 40+ acre parcel located about 10 minutes from Montague! Swigart Rd is paved and county maintained for easy access to the property, which is a mixture of flat ground sloping up into a nob and the top of the property. There is an old quarry site cut into the hill, creating a unique potential homesite with privacy and shelter created by the hill along with pretty views overlooking the valley. Per seller, the well has been recently tested at about 60 gallons per minute, providing the opportunity to develop some irrigated pasture for the family cows or horses. Power is along the road not far from the well. With all the right building blocks to make your dreams a reality, this property is worth a look for anyone looking to build a beautiful and unique homestead to enjoy for years to come!



The accuracy of the information provided is deemed reliable but is not guaranteed; all sizes, measurements 12/22/2020