

## LISTING DETAIL - CLIENT HANDOUT for LOTS/LAND



MLS # **20210503**  
 Status **ACTIVE**  
 Price **\$89,000**  
 Type **ACREAGE**  
 Address **0 Culp Way - Parcel B**  
 Cross Street **Oro Fino**  
 City **Fort Jones**  
 Zip **96032**  
 Area **Greenville**  
 APN# **024-130-260**

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Virtual Tour:

### GENERAL

Associated Documents

Map



Neighborhood and Schools

Use **Single Family**  
 Apx Acres **10.04**  
 Lot Dimensions **Irreg**  
 Lot #  
 Block #  
 Subdivision  
 Ag Preserve Y/N **No**

Zoning **RRB**  
 View **Trees**  
 Waterfront **None**  
 Topography **Gentle**  
 Trees **Yes**  
 Sewage **Needs Septic**  
 Electricity **Available**  
 Water **Has Well**  
 Street **Gravel**

Corner Y/N  
 Sign Y/N **Yes**  
 Within City Limits Y/N **No**  
 Sidewalk Y/N **No**  
 Alley Y/N **No**  
 Lock Gate **Yes**  
 Asking Price **\$89,000**

### FEATURES

TOPOGRAPHY **Gentle, Flat**  
 MISCELLANEOUS **Horses OK, Timber**  
 STREET **Gravel**

UTILITIES  
 AVAILABLE  
 WATER  
 ELECTRICITY  
 PHONE

SEWAGE

Cell Service  
 Has Well  
 Available  
 Available, Cell  
 Service  
 Perc Approved

VIEW **Trees**

### DIRECTIONS/REMARKS

Quartz Valley Road to Oro Fino - Call LO for maps and directions. Locked Gate, Shown by Appointment Only

Just a few minutes from Greenville, at the base of Quart Hill in Oro Fino area of Scott Valley, this mostly level and forested 10+/- acre property has great potential for a country homesite! There is a well, but no pump, no well info available - buyer will need to test. A septic system will also be needed, however, power available in the area, cell phone service. It's a nice quiet setting and neighboring parcels also available!

