

LISTING DETAIL - CLIENT HANDOUT for LOTS/LAND



MLS # **20211358**
 Status **ACTIVE**
 Price **\$45,000**
 Type **ACREAGE**
 Address **0 Cedar Gulch**
 Cross Street **Highway 3**
 City **Callahan**
 Zip **96014**
 Area **Callahan**
 APN# **031-490-360**

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Virtual Tour:

GENERAL

Associated Documents

Map



Neighborhood and Schools

Use	Recreation	Zoning	RRB	Corner Y/N	
Apx Acres	10.00	View	Trees	Sign Y/N	No
Lot Dimensions	283 x 1347 x 316 x 1345	Waterfront	None	Within City Limits Y/N	No
Lot #		Topography	Gentle	Sidewalk Y/N	
Block #		Trees	Yes	Alley Y/N	
Subdivision		Sewage	Needs Septic	Lock Gate	No
Ag Preserve Y/N	No	Electricity	Other	Asking Price	\$45,000
		Water	Needs Well		
		Street	Gravel		

FEATURES

TOPOGRAPHY	Gentle, Flat, Slope, Varies	WATER	Needs Well	VIEW	Trees
FENCING	Partial	ELECTRICITY	Other/See Remarks		
MISCELLANEOUS	Horses OK, Timber, Borders Public Land	SEWAGE	Needs Septic		

DIRECTIONS/REMARKS

South on Highway 3 towards Callahan, Right on Cedar Gulch, call for directions.

10 Acres bordering public land! Enjoy the affordable price of this nicely wooded property outside Callahan, CA with all the benefits of the expansive Klamath National Forest right next door! Power is at the neighboring parcel and there is no septic or well currently on this parcel, but it has great potential as a jump off point for all the recreational opportunities of Scott Valley and Siskiyou County. From fishing in high mountain lakes, big game hunting, hiking the Pacific Crest Trail, or sampling the cuisine at local breweries when the day is done, there is no shortage of nearby activities to keep you busy. This 10 acre parcel is just a short distance from Highway 3 and just a few minutes from the little town of Callahan with a post office and small convenience store/bar. Etna and Fort Jones are just a little further away but offer more options for dining as well as all the other small town conveniences like grocery shopping, fuel, and medical care. Call today for more information and maps!



The accuracy of the information provided is deemed reliable but is not guaranteed; all sizes,

10/01/2021