

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

MLS # **20221238**  
 Status **ACTIVE**  
 Price **\$129,500**  
 Type **ACREAGE**  
 Address **0 N Hwy 3 - Parcel C**  
 Cross Street **Air Force Way**  
 City **Fort Jones**  
 Zip **96032**  
 Area **Fort Jones**  
 APN# **014-290-400**

**Nicole MacAdam**  
**02033451**  
**California Outdoor Properties**  
**Ofc: 530-598-5336**  
**Cell: 530-643-0462**  
**11806 Main St.**  
**Fort Jones CA 96032**  
**caloutdoorproperties@gmail.com**

Virtual Tour:

**GENERAL**

Associated Documents

Map



Neighborhood and Schools

Use	<b>Single Family</b>	Zoning	<b>R-R-B-10</b>	Corner Y/N	<b>No</b>
Apx Acres	<b>10.01</b>	View	<b>Hills</b>	Sign Y/N	<b>Yes</b>
Lot Dimensions	<b>Irregular</b>	Waterfront	<b>None</b>	Within City Limits Y/N	<b>No</b>
Lot #		Topography	<b>Gentle</b>	Sidewalk Y/N	<b>No</b>
Block #		Trees	<b>No</b>	Alley Y/N	
Subdivision		Sewage	<b>Perc Approved</b>	Lock Gate	
Ag Preserve Y/N	<b>No</b>	Electricity	<b>Available</b>	Asking Price	<b>\$129,500</b>
		Water	<b>Needs Well</b>		
		Street	<b>Paved</b>		

**FEATURES**

TOPOGRAPHY	<b>Gentle, Flat</b>	UTILITIES AVAILABLE	<b>Electricity</b>	VIEW	<b>Hills, Valley, Trees</b>
MISCELLANEOUS	<b>Horses OK</b>	WATER	<b>Needs Well</b>		
STREET	<b>Paved</b>	ELECTRICITY	<b>Available</b>		
		SEWAGE	<b>Perc Approved</b>		

**DIRECTIONS/REMARKS**

Hwy 3 to Air Force Way, property is on the left.

This level useable Scott Valley acreage offers pretty local views of the hills and of the Marble Mountains. It's located along Hwy 3, between Fort Jones and the base of Forest Mountain, for a quick commute to Yreka. Power is available, septic will be needed and the owner is on the wait list to have a well drilled. The property has been planted in both alfalfa and grain in past years, but is not currently planted. If you're looking for a nice property, come take a look at this one. Owner may carry.



The accuracy of the information provided is deemed reliable but is not guaranteed; all sizes, measurements and dates are approximate. 10/05/2022