

## LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **20230704**  
 Status **ACTIVE**  
 Price **\$935,000**  
 Type **Single Family**  
 Address **6613 Scarface**  
 Cross Street **Hamil Gulch Rd**  
 City **Fort Jones**  
 Zip **96032**  
 Area **Fort Jones**  
 APN# **023-210-190**

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Virtual Tour:

### GENERAL Associated Documents Map Neighborhood and School

# of Bedrooms	<b>2</b>	Apx Living Room	Length
# of Bathrooms	<b>2</b>	Apx Master Bedroom	Width
Garage Capacity	<b>One</b>	Apx Bedroom 2	Make
Apx Acres	<b>229.00</b>	Apx Bedroom 3	License #
Stories	<b>One</b>	Apx Bedroom 4	Snow Load
Apx SF	<b>1800</b>	Apx Dining Room	Hud #
Year Built		Apx Breakfast Room	Serial #
Within City Limits Y/N	<b>No</b>	Apx Kitchen	Apx Addl Living Qtr
Subdivision		Apx Den	Ag Preserve Y/N
Lot Dimensions	<b>Irregular</b>	Apx Family Room	Sign Y/N
Sewage	<b>Has Septic</b>	Apx Utility Room	Zoning
View	<b>Hills</b>	Apx Extra Room	Asking Price
Waterfront	<b>Other</b>	Apx Workshop	<b>\$935,000</b>
Heating	<b>F/A Oil</b>		
Water	<b>Has Well</b>		

### FEATURES

BATH AMENITIES	<b>Shower Enclosure</b>	COOLING	<b>Wall/Window</b>	ROOF	<b>Metal</b>
WINDOWS	<b>Double Pane, Vinyl Clad</b>	HEAT	<b>F/A Oil, Fuel Tank</b>	EXTERIOR	<b>Block</b>
FLOOR COVERING	<b>Carpet, Vinyl</b>		<b>/Owned, Fire Place Insert</b>	FOUNDATION	<b>Perimeter</b>
APPLIANCES	<b>Cook Top, Oven-Electric, Refrigerator</b>	SEWAGE	<b>Has Septic</b>	EXTERIOR AMENITIES	<b>Horses OK, Satellite, Workshop, Barn, Pasture Area, Trees</b>
WINDOW COVERING	<b>Blinds, Curtains</b>	WATER	<b>Has Well</b>	WATERFRONT	<b>Seasonal Creek, Other, Pond</b>
LAUNDRY	<b>Utility Room</b>	INTERIOR FEATURES	<b>Pantry</b>	STREET UTILITIES AVAILABLE	<b>Gravel Diesel, Electricity, Hard Line Phone, High Speed Internet, Satellite</b>
		STYLE	<b>Ranch</b>		
		FIREPLACE	<b>One, Fireplace Insert, In Living Room</b>		
		GARAGE TYPE	<b>Garage Detached</b>		
		DRIVEWAY	<b>Gravel</b>		

### DIRECTIONS/REMARKS

Hwy 3 to Eastside Rd out of Fort Jones, left on Scarface Rd, stay left at the corner with Hamlin Gulch, then turn on the first driveway on the left.

The IX Ranch is 229+/- acres, a few miles south of Fort Jones on the East side of Scott Valley. The property has two parcels, with varied terrain, a mix of more level ground (approx. 70 acres) and hill ground, currently used for grazing. There are two ag wells, not currently in use, as the land has not been farmed in a number of years. Amenities include a solid 2 bedroom, 2 bathroom cement block home with covered porches and a metal roof, a wooden barn, a pole barn, a single car wood garage and various outbuildings for storage. The home has been well cared for, but much of it is original and could use updating. A seasonal pond sits above the house and there are several seasonal springs on the hill ground. Deer and wildlife abound. The land is fully fenced (wire). There are beautiful views of the Marble Mountains and of the surrounding hills in this quiet, low traffic area, but you're only a few minutes from town. Make an appointment to see it today!

20230704

Miscellaneous

Addendum:

