



## 10 Acres

### \$28,900

**Shasta County, California**

[www.landresellers.com/properties/7a2112862fb](http://www.landresellers.com/properties/7a2112862fb)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** California

**County:** Shasta County

**City:** Montgomery Creek

**Price:** \$28,900

**Total Acreage:** 10

**Property ID:** shasta 10 blue (iegp)

**Property Address:** Fenders Ferry Road,  
Montgomery Creek, CA

**APN:** 026-150-017-000

**GPS:** 40.92316149168, -122.11926906756

**Association Fees:** none

**Roads:** dirt-4wd

**Power:** No

**Sewer:** no

**Seller Fees:** 175

### Mount Shasta National Forest

SIZE: 10+/- acres

APN#: 026-150-017-000 (**BLUE PARCEL on MAPS**) **NO Pictures at this time**

**LEGAL DESCRIPTION:** All that certain real property situate in the unincorporated territory of the County of Shasta, State of California, more particularly described as follows: THE WEST ONE-HALF OF THE SOUTH ONE-HALF OF LOT 10 IN SECTION 5, TOWNSHIP 35 NORTH, RANGE 2 WEST, M.D.B. & M. GRANTOR RESERVES a 40 foot road and utility easement on the existing road commencing East of the Southwest corner of the West one-half of the South one-half of lot 10 in Section 5, Township 35 North, Range 2 West, M.D.B.M. and exits at the Northeast corner of the Northwest one-quarter of lot 10, Section 5, Township 35 North, Range 2 West, M.D.B.&M. with the right to assign this easement to additional properties in Section 5, Township 35 North, Range 2 West, M.D.B.&M.

STATE: California

COUNTY: Shasta

GENERAL LOCATION: about 25 miles NE of Redding

GPS (approx.): NW: 40.923956 , -122.12022 ; SW: 40.922164 , -122.120242 ; SE: 40.922189 , -122.117935 ; NE: 40.923956 , -122.117914

GENERAL INFORMATION: Heavily Treed ( we do not know if the wildfires hit this area) Mountain land within the Shasta National Forest.

GENERAL ELEVATION: 2000' -2240 '

TYPE OF TERRAIN: sloping

ZONING:

POWER: no

PHONE: no

WATER: no

SEWER: no

ROADS: dirt - 4wd

PROPERTY TAX: TBD

CLOSING/DOC. FEES: California \$175

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: none

**Go to 1881.com**

## Seller Information



1881.com Investments  
www.1881.com  
Austin, TX 78727

5124789999  
land@1881.com

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