



## 10 Acres

### \$28,900

#### Shasta County, California

[www.landresellers.com/properties/eee4b938d73](http://www.landresellers.com/properties/eee4b938d73)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** California  
**County:** Shasta County  
**City:** Montgomery creek  
**Price:** \$28,900  
**Total Acreage:** 10  
**Property ID:** shasta orange (lepp)  
**Property Address:** Fenders Ferry Road, Montgomery creek, CA  
**APN:** 026-150-034-000

**GPS:** 40.924601726152, -122.11917024308  
**CCRs:** none  
**Association Fees:** none  
**Roads:** dirt-4wd  
**Power:** No  
**Water:** no  
**Sewer:** no  
**Seller Fees:** 175

### Shasta National Forest

### California mountain land

SIZE: 10+/- acres

APN#: 026-150-034-000 (orange parcel on the 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: PARCEL 2. THE NORTHWEST ONE-QUARTER OF LOT 10, SECTION 5, TOWNSHIP 35 NORTH, RANGE 2 WEST, M.D.B. & M. A NON EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS AND CARRYING OF UTILITIES AS AN APPURTENANCE TO PARCEL 2 ABOVE, OVER AND ON A 60 FOOT STRIP OF LAND OWNED BY GRANTOR HEREIN. THIS EASEMENT TO BE FROM FENDER'S FERRY ROAD TO PARCEL 2 ABOVE AND ITS EXACT LOCATION SHALL BE GOVERNED BY GOOD ENGINEERING PRACTICES. AS AN APPURTENANCE TO PARCEL 2 ABOVE, GRANTEE IS HEREIN GIVEN A FISHING EASEMENT OVER AND ON SQUAW CREEK AS IT PRESENTLY MEANDERS THROUGH ADJOINING PROPERTY OF PREVIOUS GRANTOR. 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.): SE: 40.923956 , -122.117914 ; NE: 40.925885 , -122.117902 ; NW: 40.925861 , -122.12022 ; SW: 40.92394 , -122.12023

GENERAL INFORMATION: Mountain land. There is a cleared off spot on the ridge. (We do not know if this parcel was burned in the wildfires).

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: 175

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: none

**Go to** [1881.com](http://1881.com)

## Seller Information



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