



10 Acres

\$28,900

Shasta County, California

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

Seller Information



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

5124789999
land@1881.com

1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.