

## Lots and Land- Client Copy

List #: 21000294  
County: Los Angeles

258th St West Near Taney Ave, Lancaster, CA 93536  
Cross St.: 258th St West near Taney Ave

Current Price:\$49,000  
Status: Active



**Area:** 01 - 110th W to I-5  
**APN:** 3277-004-027  
**TRS:** 8N 16W 9

**DOM/CDOM:** 0/0  
**List Price/Acre:** 20,588.24  
**Lot SqFt:** 103,673  
**Lot Acres:** 2.38

**Directions:** Hwy 138 to La Petite, turn north and drive north to Ideal Avenue, turn west to Taney, slight south to 258th St West then north to property.  
**Marketing Remarks:** 2.38 acres on 258th Street West near Taney Avenue in Holiday Valley Estates. It next to the aqueduct for privacy fenced on 2 sides. SCE transformer is across the street and water is available just install a meter!

<b>Original List Price:</b>	\$49,000	<b>Sale Type:</b>	Standard	<b>Sale Type:</b>	Standard
<b>Listing Price:</b>	\$49,000	<b>Agreement Type:</b>	Exclusive Right to Sell		
<b>Listing Date:</b>	01/13/2021				
<b>Status Change Date:</b>	01/13/2021				

### General Information

**Zoning:** LCA12.5  
**Lot SqFt:** 103,673

**Sign:** Yes

### Property Amenities

**Electric:** In Street  
**Flood Zone:** Buyer to Verify  
**Geological Hazard:** Buyer to Verify  
**Land Use:** Agricultural; Residential  
**Road Frontage:** Public  
**Sewer:** None - See Remarks  
**Terms:** Cash  
**Tract Map:** Final Tract Map

**Fence:** Partial Fence  
**Natural Gas:** None - See Remarks  
**Legal Access:** Yes  
**Lot Size:** 2 - 4.99 Acres  
**Road Surface:** Dirt  
**Topography:** Level; Mountain View  
**Water:** Public

### Presented By: Debra Smith



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Based on information from the Greater Antelope Valley MLS: data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker/agent or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. Prepared by Debra Smith on Wednesday, January 13, 2021 3:11 PM.