

Lots and Land- Client Copy

List #: 20004585
County: Los Angeles

Abacus Ave And Bachelder, Neenach, CA 93536
Cross St.: Abacus Ave and Bachelder St

Current Price:\$47,000
Status: Active



Area:	01 - 110th W to I-5	DOM/CDOM:	0/ 0
APN:	3277-013-035	List Price/Acre:	21,076.23
TRS:	8N 16W 9	Lot SqFt:	97,139
		Lot Acres:	2.23

Directions: Hwy 138/Ave D to LaPetite, north to Abacus, east to property.

Marketing Remarks: 2.23 acres on Abacus Avenue in Holiday Valley Estates. This property is nicely located in a neighborhood of ranch homes in the beautiful West Antelope Valley. An electrical transformer is just across the street and the water meter has been installed! This a a great choice for your new home!

Original List Price:	\$45,000	Sale Type:	Standard	Sale Type:	Standard
Listing Price:	\$47,000	Agreement Type:	Exclusive Right to Sell		
Listing Date:	06/12/2020				
Status Change Date:	06/12/2020				

General Information

Zoning: LCA12.5
Lot SqFt: 97,139

Cash to Acq/Assm: \$47,000
Sign: Yes

Property Amenities

Bond Assessment: Buyer to Verify
Electric: In Street
Flood Zone: Buyer to Verify
Geological Hazard: Buyer to Verify
Land Use: Agricultural; Residential
Lot Description: Rectangular
Road Frontage: Private
Sewer: None - See Remarks
Terms: Cash
Tract Map: Parcel Map Recorded

Cert of Compliance: Not Required
Fence: None
Natural Gas: None - See Remarks
Improvements: None - See Remarks
Legal Access: Yes
Lot Size: 2 - 4.99 Acres
Road Surface: Dirt
Topography: Level; Mountain View
Water: Meter Installed; 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 Friday, June 12, 2020 4:15 PM.