

Customer Display

Lots and Acreage **00 Ponderosa**  (1) **DOM : 1** **L\$140,000**
1701187 Active **Mokelumne Hill, CA 95245**



Area: 11 - 11 Mt. Rnch/RR Flat/Sheep Rnch **Lot #/Unit #:** lot 0
Subdivision: NON - None **Subdiv. Unit:**
Apx Lot Size/Acreage: 40.000 **Source:** Tax Assessor
Sewer Type: Needs Septic **Elevation (ft):** 2,000
PERCD: No **PERC IN LO:** No
Lease: No **Landscaping:** No
Road Frontage: **APN #:** 016-025-015
Cross Street: Doster Road **Zoning:** U-Unclassified
Special Owner: Private Owner

[Previous](#) | [Next](#)

Bond: Yes **Disclosure:** Yes **Gas (Natural):** No **Survey:** No
Cable: No **Electricity:** No **Gas (Propane):** No **Telephone:** No
Homeowner Dues: None **Homeowner Dues Amount:** \$0 **Homeowner Dues Frequency:** None
Sub HOA:

FEATURES

Driveway: Slope-Down **School District:** Calaveras
Dues Pay For: None **Special Info.:** Horses OK
Fencing: Barb Wire **Terms Available:** Cash , Seller Finance
Lot Description: Waterfront **Terrain:** Varied
Road Type: Dirt , Private **Water Sources:** Other - See Remarks

Public Remarks: Want a place to hide? This could be it. After you go through the gate, the property doesn't start until you see the fence on the right side of the road. The property was burned in the Butte fire but lots of trees have come back. There's also lots of berry vines. The Salamander Creek runs through it & the seller said there's a spring at the north end of the property.

Personal Items Included:
Personal/Affixed Items Excluded:

PREPARED BY



Linda Duncan
CalBRE # : 00988470
STARK REALTY
8020 Mountain Ranch Rd/PO BOX

MOUNTAIN RANCH, CA 95246

Email : linda@starkrealty.com
Direct Ph# : (209) 754-3232
Other Ph# :
Fax Ph# : (209) 754-9032



"Listing provided courtesy of Linda Duncan with STARK REALTY "

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