



# \$99,900 - - 80 acres

CA 96032

- Siskiyou County

- Recreational Property
- Residential Property
- Undeveloped Land

## Expansive Land Situated in Siskiyou County, CA

<b>State</b>	<b>County</b>	<b>City</b>	<b>Zip</b>
California	Siskiyou County	Fort Jones	96032
<b>Address</b>	<b>Price</b>	<b>Acreage</b>	<b>Bedrooms</b>
	\$99,900 -	80 acres	0
<b>Baths</b>			
0			

### Description

Lucky Dog Price: \$99,900

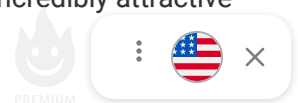
Market Value: \$130,000

Savings of 23%!!

Expansive land situated in Siskiyou County, California. Due to its sublime and serene surroundings, the area has become an increasingly popular choice for retired families seeking an idyllic and peaceful lifestyle. The property comprises of two parcels, encompassing 39 acres and 41 acres respectively, and can be acquired individually or as a whole, with a total of 80 acres available for purchase.

The land is zoned for agricultural use, offering exceptional potential for multi-family dwellings, farms, and residential constructions. The property's potential for development is further facilitated by its location in an area that is experiencing rapid growth and expansion. The area's growing demand for housing provides an excellent opportunity for investors to gain a foothold in the real estate market and capitalize on its upward trend.

Additionally, it is noteworthy that the property allows for the use of recreational vehicles, mobile homes, farming, and livestock activities, making it an incredibly versatile and attractive option for potential investors. The property's natural features, including rolling hills and fertile soil, make it a prime location for a wide range of agricultural activities. The property's ability to accommodate a variety of uses make it an incredibly attractive investment opportunity for those seeking a diverse and profitable investment.



Closest Street Address: 15939 RATTLESNAKE CREEK RD FORT JONES, CA 96032

\*This is NOT the address of the property, but a neighboring lot and should only be used for directional purpose and general area location. This address/property is not related to this listing in any way. Please do not disturb any neighbors.

Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence. Survey provided is not of subject property.

Site Address: FORT JONES, CA 96032

County / State: Siskiyou, CA

Parcel Number: 014-091-050, 014-091-100

Parcel Size:

014-091-050 - 39.15 acres

014-091-100 - 41.54 acres

Parcel Area:

014-091-050 - 1,705,718 sq. ft.

014-091-100 - 1,809,767 sq. ft.

Zoning: R-R (Rural Residential Agricultural District)

# of Dwellings Allowed to be Built: 1 Single Family dwelling

Flood Zone: None

Electric: City available, to be verified by buyer

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: N/A

Percolation Test: No

Property Access: Yes

Legal Description:

014-091-100-000 - OLD APN - 014 090 280

014-091-050-000 - OLD APN - 014 090 290

Subdivision: None

Center GPS Coordinates: 41.665559061490086,-122.8933799625153

RV Parking / Living Allowed: Yes

Mobile Homes Allowed: Yes

Farming Allowed: Yes

Livestock Allowed: Yes

Annual Taxes:

014-091-100-000 - \$127.33 (2023)

014-091-050-000 - \$254.66 (2023)

HOA Fees / Name of HOA: N/A

Elevation: 3250.1 ft

Elementary School: Fort Jones Union Elementary

Middle School: Scott Valley Junior High School

High School: Scott Valley Junior High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

### Financing Options

#### Mortgage Options

- Owner Finance

## Land

### Common Features

- RV Parking

### Proposed Use

- Agriculture
- Mobile
- Residential Single

### Street/Utilities

- Electric: City Available Water: Well needed  
Sewer: Septic needed

### Lot Description

- Some Trees

### Road Frontage Desc

- Dirt

### Topography

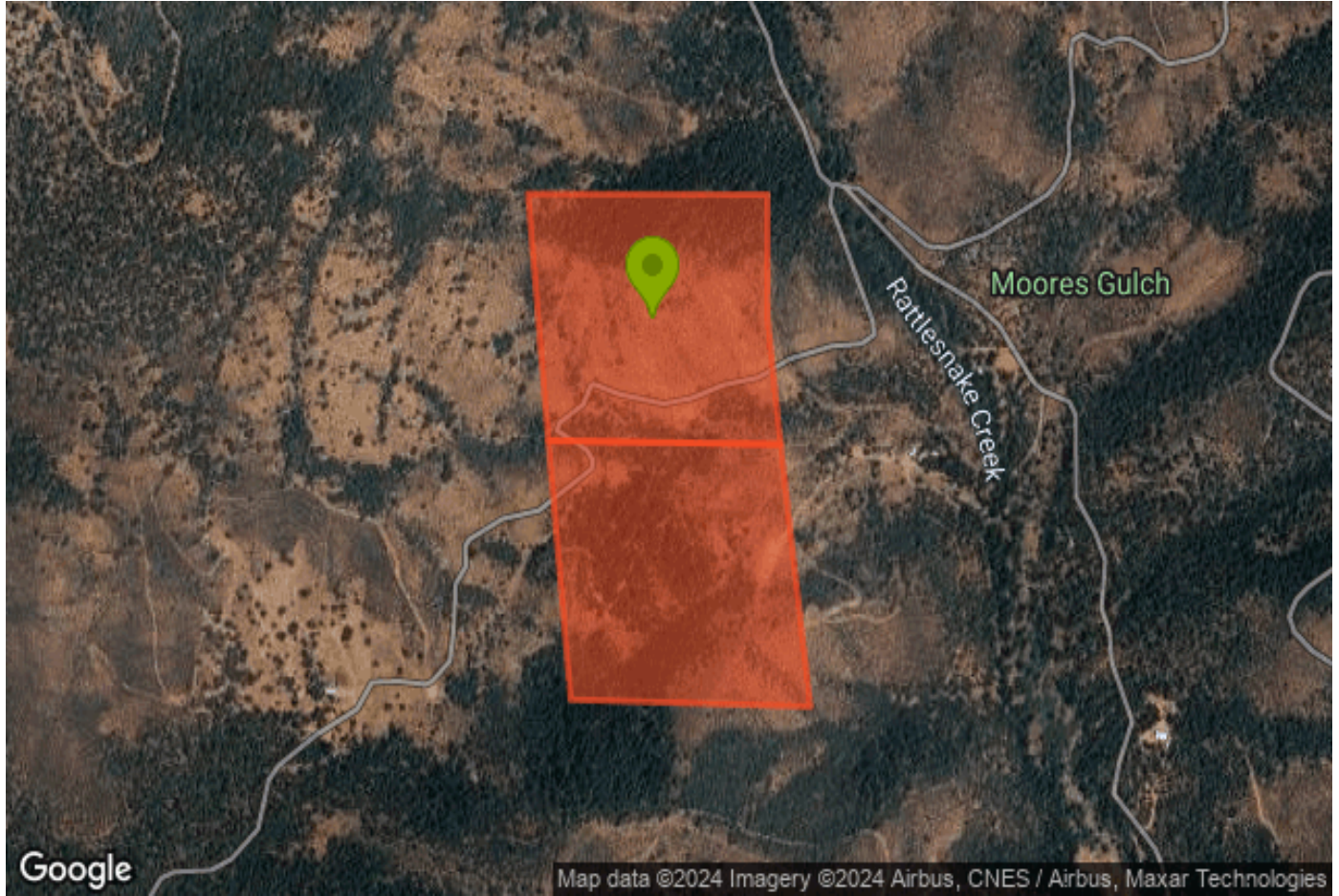
- Rolling

## Seller Contact Information

## Lucky Dog Land Deals

Lucky Dog Land Deals  
101 Creekside Xing  
Brentwood, TN 37027  
luckydoglanddeals@gmail.com  
(727) 282-5492 (Office)

## Property Boundaries



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This information believed accurate but not warranted