

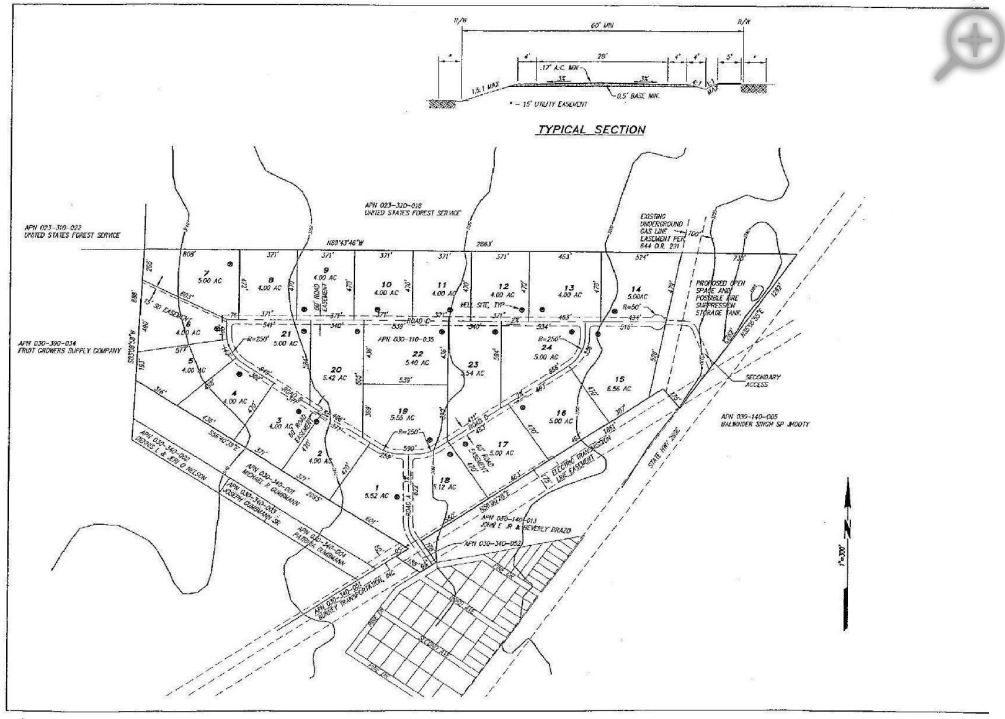


This Land Property is no longer advertised on LoopNet.com.

State HWY 299E and HWY 89

Burney, CA 96013 · Land For Sale

Print



ROCKY LEDGE ESTATES

Price	N/A	Property Use	Vacant/Owner-
Lot Size	123.50 AC	Type	User
Property Type	Land	Total Lot Size	123.50 AC
Property Subtype	Residential (land)	APN / Parcel ID	030-110-035 / 030-340-052
		Zoning	Rural
		Description	Residential B /

Planned Development

Listing ID: 14382231

Date Created: 10/25/2005

Last Updated: 12/04/2005

DESCRIPTION

A great development opportunity is available on this 123.5 acre flat and level land tract. The property has approved (8/11/05) tentative map plus zoning by Shasta County for 24 - 5AC parcels. In late 2004 a 200 gallon per minute well was drilled. The Property has a "Will Serve" letter from the local city water district as well. Septic has been designed and approved. Engineering and construction drawings available - permits are available for spring construction.

The property is located in beautiful Northern California an hour east of the town Redding (HWY5) on State HWY 299E near State HWY 89. It is bordered by National Forest to the north and just 5 minutes from the city of Burney. The site has excellent access to HWY 299 and HWY 89.

HIGHLIGHTS

Approved Tract Map -
Final Map

Forested

Borders National Forest

Level Sites

Great Water

Well Designed Tract

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Pine Avenue	-	4,103	2020	0.38 mi
299	-	4,085	2022	0.38 mi
State Rte 299 E	State Hwy299	4,081	2022	0.38 mi
State Rte 299 E	State Rte 299	4,154	2020	0.39 mi
State Rte 299 E	Cottonwood St	5,475	2022	0.46 mi
State Rte 299	Rocky Ranch Rd	4,233	2022	0.72 mi
State Rte 299	Rocky Ranch Rd	4,522	2022	1.09 mi
State Route 299	-	2,048	2020	1.43 mi
State Rte 299	Main St	5,769	2022	1.64 mi
State Rte 89 Scn	State Hwy299 E	1,909	2022	1.67 mi

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