



10 Acres

\$28,900

Shasta County, California

landresellers.com/properties/eee4b938d73



Property Details

Property Types: Land, Residential, Recreational
State: California
County: Shasta County
City: Montgomery creek
Price: \$28,900
Total Acreage: 10
Property ID: shasta orange (lepp)
Property Address: Fenders Ferry Road,
Montgomery creek, CA
APN: 026-150-034-000

GPS: 40.924601726152, -122.11917024308
CCRs: none
Association Fees: none
Roads: dirt-4wd
Power: No
Water: no
Sewer: no
Seller Fees: 175

Shasta National Forest

California mountain land

SIZE: 10+/- acres

APN#: 026-150-034-000 (**orange parcel on the maps. NO PICTURES AT THIS TIME**)

LEGAL DESCRIPTION: All that certain real property situate in the unincorporated territory of the County of Shasta, State of California, more particularly described as follows: PARCEL 2. THE NORTHWEST ONE-QUARTER OF LOT 10, SECTION 5, TOWNSHIP 35 NORTH, RANGE 2 WEST, M.D.B. & M. A NON EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS AND CARRYING OF UTILITIES AS AN APPURTENANCE TO PARCEL 2 ABOVE, OVER AND ON A 60 FOOT STRIP OF LAND OWNED BY GRANTOR HEREIN. THIS EASEMENT TO BE FROM FENDER'S FERRY ROAD TO PARCEL 2 ABOVE AND ITS EXACT LOCATION SHALL BE GOVERNED BY GOOD ENGINEERING PRACTICES. AS AN APPURTENANCE TO PARCEL 2 ABOVE, GRANTEE IS HEREIN GIVEN A FISHING EASEMENT OVER AND ON SQUAW CREEK AS IT PRESENTLY MEANDERS THROUGH ADJOINING PROPERTY OF PREVIOUS GRANTOR. GRANTOR RESERVES a 40 foot road and utility easement on the existing road commencing East of the Southwest corner of the West one-half of the South one-half of lot 10 in Section 5, Township 35 North, Range 2 West, M.D.B.&M, and exits at the Northeast corner of The Northwest one-quarter of lot 10, Section 5, Township 35 North, Range 2 West, M.D.B.&M. with the right to assign this easement to additional properties in Section 5, Township 35 North, Range 2 West, M.D.B.&M.

STATE: California

COUNTY: Shasta

GENERAL LOCATION: about 25 miles NE of Redding

GPS (approx.): SE: 40.923956 , -122.117914 ; NE: 40.925885 , -122.117902 ; NW: 40.925861 , -122.12022 ; SW: 40.92394 , -122.12023

GENERAL INFORMATION: Mountain land. There is a cleared off spot on the ridge. (We do not know if this parcel was burned in the wildfires).

GENERAL ELEVATION: 2000'-2240'

TYPE OF TERRAIN: sloping

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