

LAND FOR SALE

±20 ACRES OF LEVEL LAND IN IGO, CA

12748 Gas Point Rd, Igo, CA 96047



Sale Price

\$67,500

PROPERTY HIGHLIGHTS

- ±20 Acres of Open Land | Private, Quite Location
- ±765' Wide By 1,138' Deep (±871,200 SF) | Easy Access
- Seller-Carry Financing Available w/ 10% Down!
- Shovel Ready | Rectangular Parcel | Buildable
- Convenient and Close Highway Access
- Easy Access via 2 Roads | Elevated Land w/ Many Uses
- North & South Bound Freeways Nearby
- Quick CA-299 Freeway Access | Utilities Nearby
- Private Setting Minutes To Whiskeytown Lake

OFFERING SUMMARY

Available SF:	871,200
Price / Acre:	\$5,950
Lot Size:	20 Acres
Price / Acre:	\$3,375
Zoning:	Rural
APN:	045-310-010
Dimensions:	765' Wide By 1,138' Deep
Market:	Igo
Submarket:	Northeast Igo
Seller Carry:	Available

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JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY DESCRIPTION

Level and rectangular ±871,200 SF (±20 Acres) of shovel ready land located within the Igo, CA community very close to I-5 between Centerville & Cottonwood. Property measures ±765' Wide By 1,138' Deep, is mostly level in a long elevated area with good soil, and is accessible via paved roads entering from Gas Point Rd & Dale Ln. Has an existing, permitted, operational well (from Shasta Drilling) completed in 2013 about 300' north of Coal Pit Rd and 900' off the Eastern parcel line (map/location available). Very close to Whiskeytown Lake, paved road access, long level area where former structures were present, electric nearby, and offers amazing views. Country property with spectacular views situated on top of a knoll. Beautiful breathtaking views looking over the area of Mount Shasta & surrounding Mountains that radiates peace & tranquility. The peaceful sound of nature, beautiful wildlife & privacy for miles. The zoning is very flexible and allows for a variety of residential, agricultural, and other uses; mobile home, trailer, manufactured or permeant construction. The property has quick access to both Highway's I-5 & CA-299, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

LOCATION DESCRIPTION

This parcel is located 3 miles east of the Northern California Veterans Cemetery on Coal Pit Rd in Igo, CA. From Clear Creek Rd head onto Veterans Memorial Dr, keep left onto Gas Point Rd, then left onto Bradley Ridge Rd, then left onto Coal Pit Rd (gravel county road). Continue for 2,000' then keep right onto Lower Coal Pit Dr for 1 mile then stay right at the "Y" onto Bambow Rd; the destination will be on the left after 1,000'.



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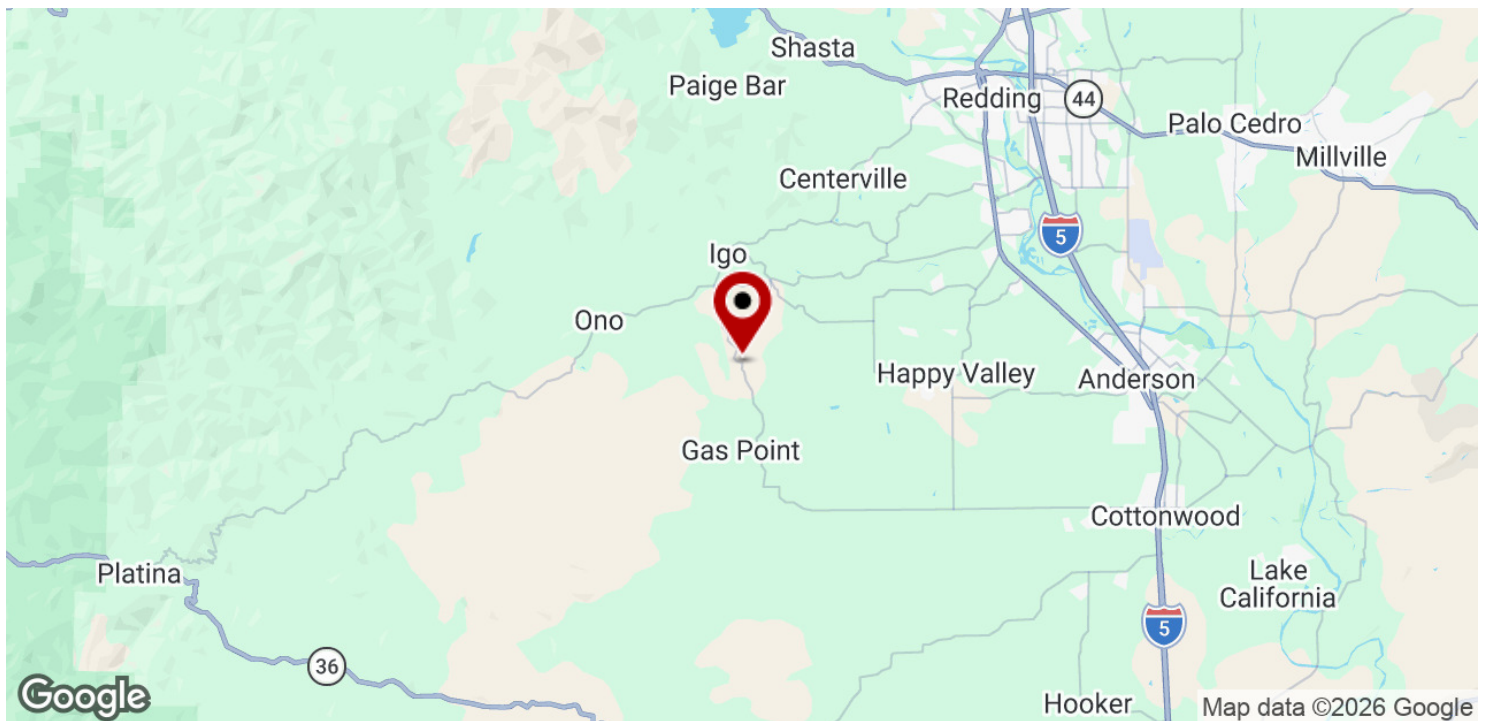
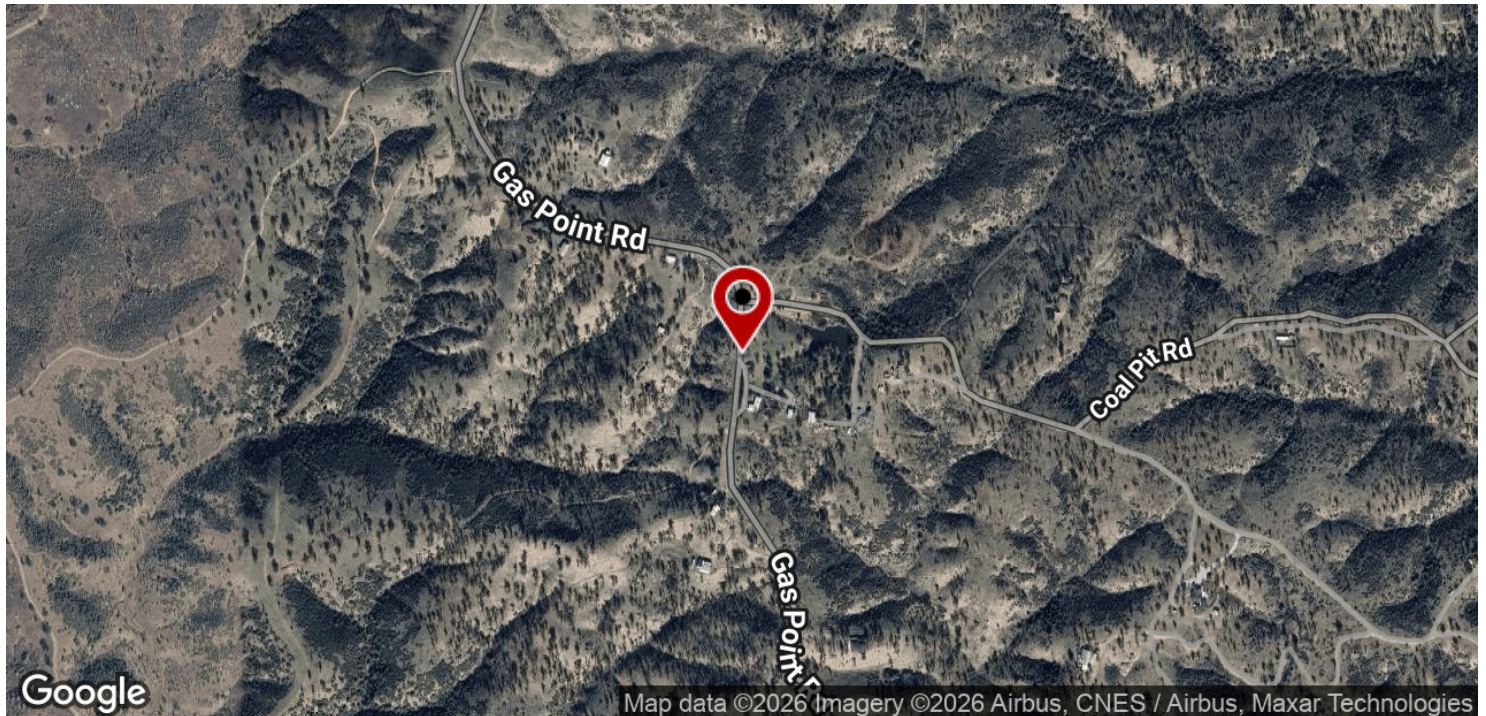
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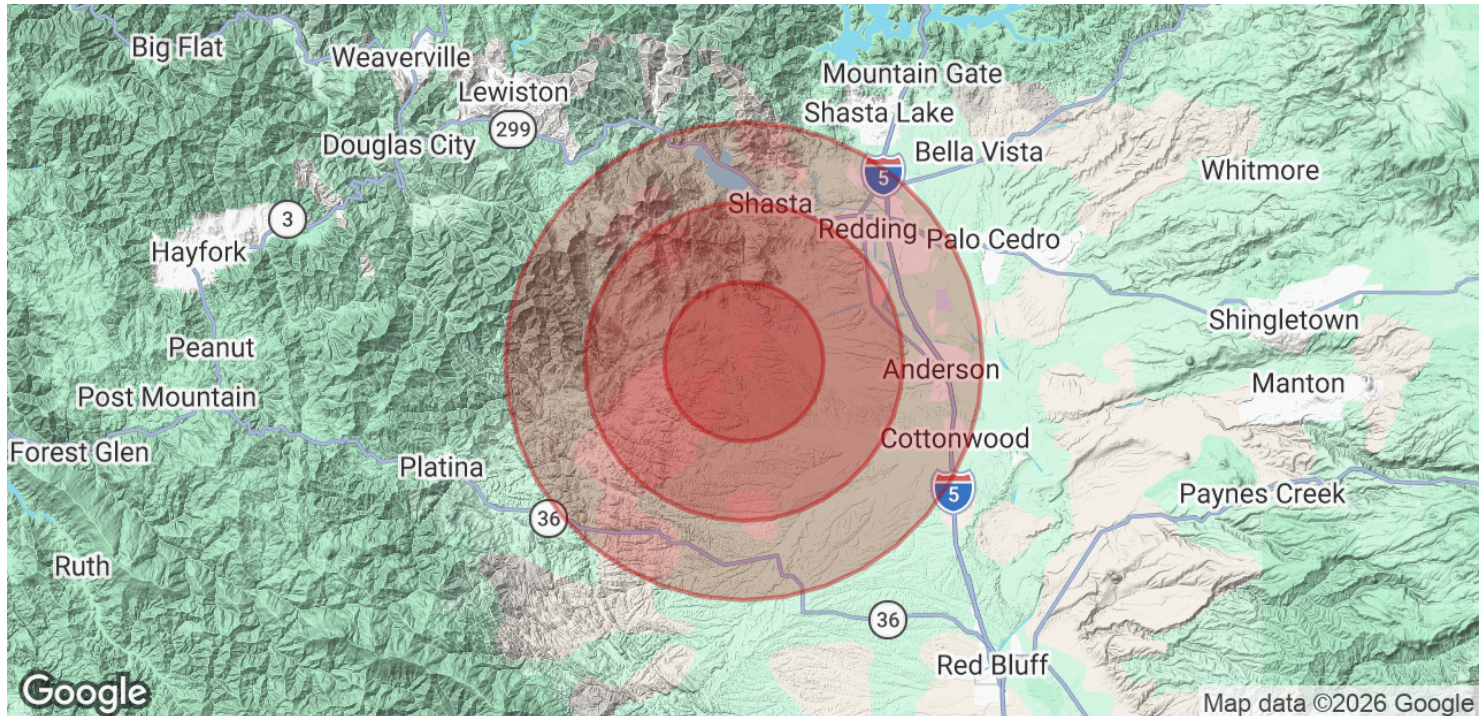
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	2,175	23,629	129,008
Average Age	45.9	44.4	41.0
Average Age (Male)	41.5	41.0	39.2
Average Age (Female)	47.9	46.8	42.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	874	9,483	55,218
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$94,756	\$86,233	\$69,997
Average House Value	\$340,015	\$296,441	\$266,993

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	14.2%	11.0%	11.2%

* Demographic data derived from 2020 ACS - US Census

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