

1.10 Acres Hilltop Property Along Fir Dr. in Siskiyou, CA

PARCEL ID: 103-070-270



Description

Wake up to California sunrises with this 1.10 acre lot situated on a hilltop along Fir Drive. Most of this parcel has a sunny South exposure and has some fabulous views of the surrounding hills and mountains.

A great location to access the many recreational opportunities Siskiyou County has to offer – fishing on the Klamath River, camping in Klamath National Forest, skiing in Mt. Shasta and a lot more.

Situated within Klamath River Country Estates Subdivision (KRCE), you'll have easy access to campgrounds right on the river, community pool, recreation room, basketball court and other recreational activities.

wilcolandllc.com



Property Details:

ACREAGE
1.10

PARCEL ID
103-070-270

ZONING
R-R-B

COUNTY
Siskiyou

STATE
California

ANNUAL TAXES
\$64.06

ACCESS

Property can be accessed via Fir Dr.

TERRAIN

This is a sloped hilltop property.

UTILITIES

The nearest power post is about 0.1 miles away from the property. This is vacant land that would need a well and septic. It is not served by a city water and sewer system and would have to be approved by the Environmental Health Department prior to a building permit being issued. Owners may determine where and how utilities will be installed on their individually owned lots.

MORE INFO ON ZONING

- The R-R District is intended to provide an area where rural residential uses can be compatibly mixed with commercial agricultural activities.

CAMPING:

- Any tent, shed, shack, lean-to, outbuilding, travel trailer, car, or motor home on undeveloped KRCE lots being occupied or utilized at any time as residence for any period of time is in direct violation of the CC&Rs single family residential lot use.

The exception shall be temporary-contained RV, Travel Trailer/Motor home use:

When a lot owner has an active County building permit for construction or placement of a residential dwelling on his/her property, such owner may live in a self-contained recreational vehicle connected to the required and property permitted utilities (water & septic systems).

RV'S:

- For lot owners who may wish to spend some time on their undeveloped KRCE lot, the KRCEOA Board of Directors is acting to recognize County Administrative Camping Permits, or its current iteration, issued by the County's Planning Director to the undeveloped to lot owners for a total of 15 day periods per year. Recognition of this permit is restricted to the use of self-contained recreational vehicle to protect the environment from improper sewage disposal or dumping. The KRCE campground has a dump station for use by owners or their sponsored guests.

After the permitted stay period, all temporary structures or shelters, all garbage, trash, or other waste is to be removed and properly disposed of to restore the undeveloped lot.

MOBILE HOMES:

- A mobile home is allowed when placed upon a foundation system with restrictions. No house, mobile home, manufactured home, garage, outbuilding or other structure if requiring a County permit shall be built, erected, placed, or altered on any KRCE residential lot unless and until the lot owner has obtained the required County permits.

BUILDABILITY:

- Yes. The B-Districts shall be combined with all other zoning districts. When combined with any other zoning district, the minimum parcel size upon division shall be as designated, notwithstanding any lesser requirement of a minimum building site area for such district with which the B-District is combined. All of the requirements of the district with which the B-District is combined shall remain in full force and effect.

KRCE lot setbacks shall conform to county and CalFire requirements.

The allowable minimum parcel sizes in the B-Combining Districts shall be as follows:

1 acre

2 ½ acres

5 acres

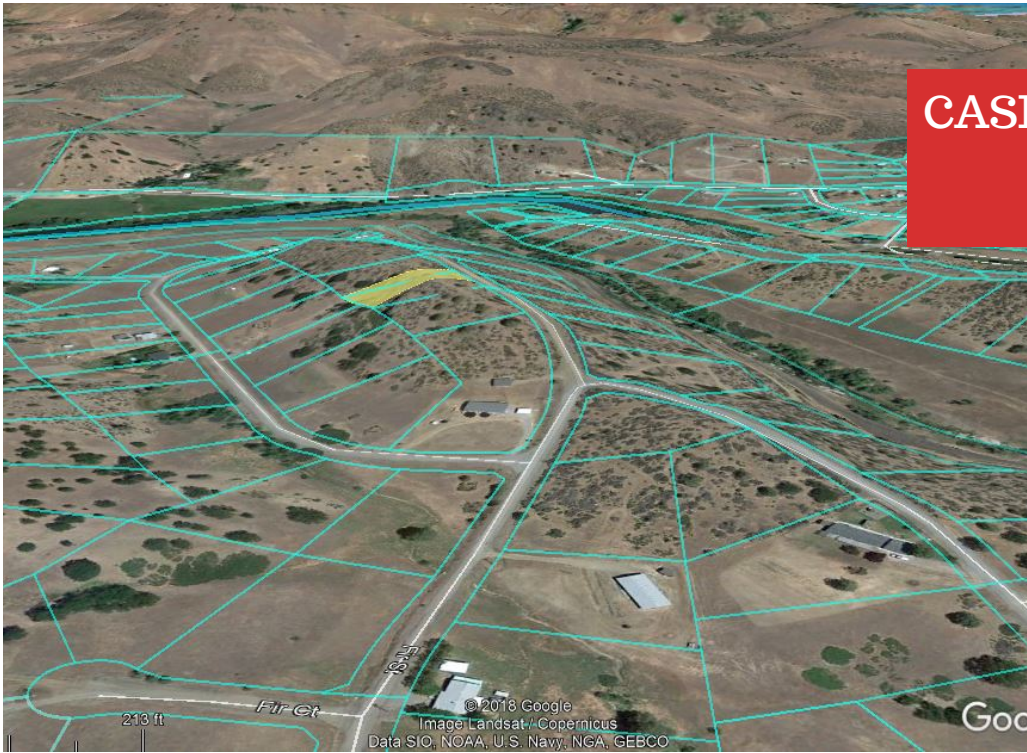
10 acres

20 acres

40 acres

80 acres

160 acres



CASH PRICE

\$6,500

CENTER COORDINATES

41.893826, -122.491809

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

