

4.6 Acres Keswick Dam Area Towards Whiskeytown, Redding, CA

PARCEL ID: 065-280-008-000 and 065-280-009-000

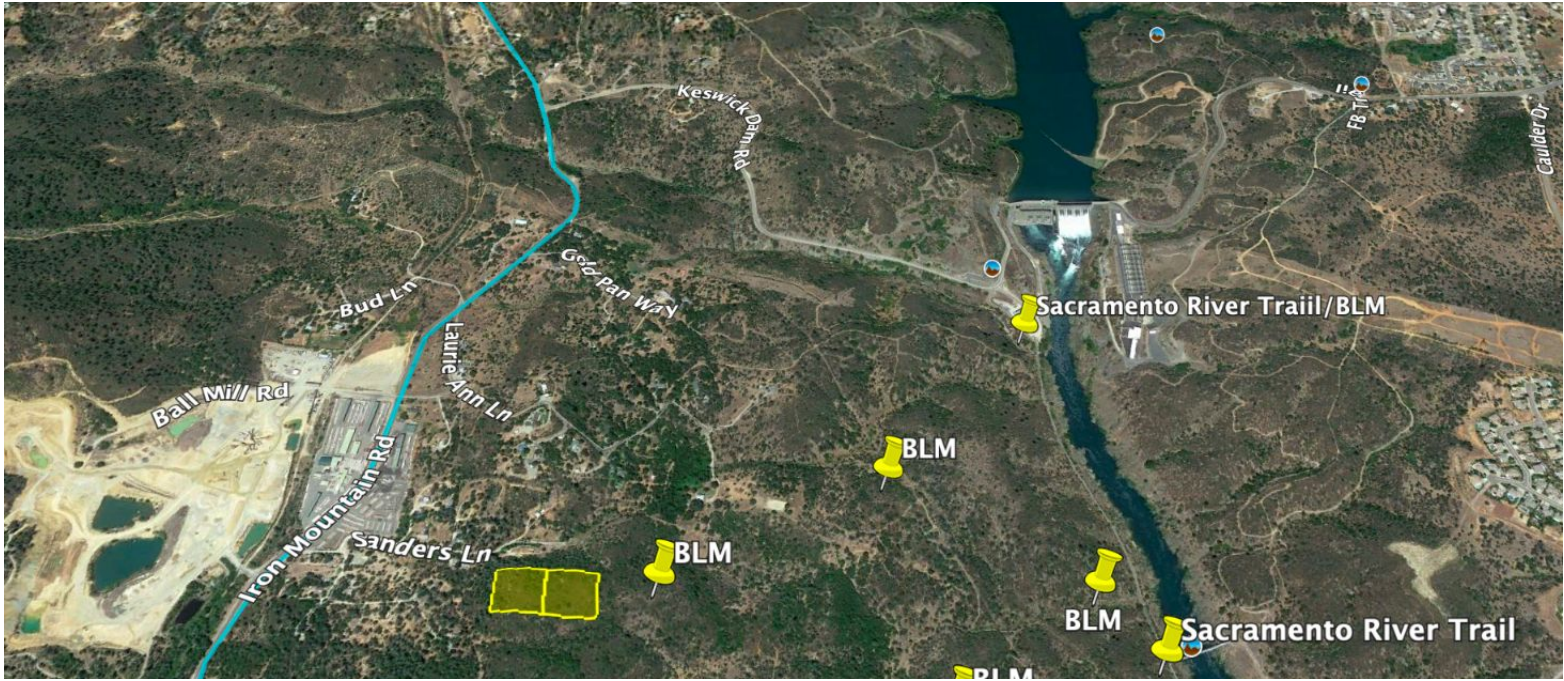


Description

Looking for a great development opportunity which can be used to build your dream home or use for future investment? Grab this 4.6 acre parcel sold at an affordable price. It is located just 15 miles away from Redding and 24 miles away from Whiskeytown. This property has two legal lots which provide potential uses and added value.

What's amazing about this is that it's surrounded by tons of BLM land and is situated close to Sacramento River and is next to Keswick Dam. Great spot on the top of the hill to build your dream rural acreage or homestead and enjoy the beauty of nature when you first open your eyes in the morning. There is a lot of space and privacy on this property, too.

This deal will not last long! So have yourself a little piece of Shasta heaven and experience what this property has to offer!



Property Details:

ACREAGE
4.58

PARCEL ID
065-280-008-000 and 065-280-009-000

ZONING
R-R-T

COUNTY
Shasta

STATE
California

ANNUAL TAXES
\$42.88

TERRAIN

Property is sloped.

UTILITIES

Electric and water is at the nearest road. I am not sure if there is sewer lines out here or if it's septic. Contact the county planning or Redding/Shasta city offices to confirm water and sewer options here. If city utilities are not provided, it's well and septic.

Land is current raw and undeveloped.

ACCESS

There is current no road built in for access, but there are easements and legal access and a great development opportunity. To build out a road, you'll want to start by contacting local developers and surveyors to map things out and the county offices. See image in photos showing the easement drawn out and highlighted.

APN 065-280-008-000 shows: Reserving a right to use the road across to the S1/2 of the SE1/4 of the SE1/4 of the NW1/4 of Section 29. Also an 8 ft. strip along the east line for road way.

APN 065-280-009-000 Shows: RESERVING a right to use the road across to the South-half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 29, Township 32 North, Range 5 West, M.D.B. & M.

For viewings: You will want drive as far as you can in on Sanders Ln. and park and walk to the property following that easement in the images and linked here: [Click to view](#) - Use GPS coordinates or use OnX Hunt app and use GPS coords in there and add private landownership layer (this will show parcel lines and your pin on a map as you walk about the property for your viewing.

PS I need photos of this lot so for those interested in a paid gig and you're going out there anyway, email lynn@wilcolandllc.com or the property manager listed below.

MORE INFO ON ZONING

- RURAL RESIDENTIAL (R-R) DISTRICT

The purpose of the rural residential (R-R) district is to provide rural residential living environments, usually located in and around rural communities, town centers and urban centers. This district is consistent with the rural residential A (RA) general plan land use designation and, if combined with an NRA-S, or NRA-WI or WII district, the natural resource protection-recreation (N-R) general plan land use designation if within a rural community center as listed in the general plan.

MOBILE HOME (T) DISTRICT

The mobile home (T) district is intended to be combined with selected principal districts to provide areas where mobile homes may be located in addition to uses otherwise permitted by the principal district.

CAMPING:

- Not indicated in the permitted uses.

RV'S:

- 17.88.280 - Storage of mobile homes, recreational vehicles, sea vans, cargo containers or truck trailers.

A recreational vehicle may be stored on a lot, except in those districts that require a use permit for outdoor storage; provided, it is not connected to utilities and/or used for human habitation.

BUILDABILITY:

- Yes. Refer to the links below:

17.26.020 - Permitted uses

17.26.025 - Uses requiring a zoning permit

17.26.030 - Uses requiring an administrative permit

17.26.040 - Uses requiring a use permit

17.26.060 - Site development standards

MOBILE HOMES:

- Yes, this district is combined with mobile home district where mobile homes may be located in addition to uses otherwise permitted by the principal district.



CENTER COORDINATES
40.602285, -122.458729

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

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

Questions? Contact the Property Sales Manager:

Miles McLaughlin | 605-250-1256 | Miles@WilcolandLLC.com

