

2.5 Acres in a Rural Area Near Iron Gate Reservoir in Siskiyou, CA

PARCEL ID: 102-250-180



Description

Grab this chance to own this 2.5 acre parcel in an excellent neighborhood near Iron Gate Reservoir, located just a few miles from Hornbrook City proper. With the spectacular 360 degree panoramic views of rolling hills and mountains, this amazing land is the perfect place to build your dream home. Not only that, this property is great for camping on the weekends, an enjoyable place to get away, and a cool spot to park your RVs.

Looking for some adventure? There are few in the area which gives you the privacy to enjoy endless outdoor adventures like hunting, hiking, off road sports, etc. You'll also have access to fishing and other water activities as it has easy access to Iron Gate reservoir and Klamath River. Invite your family and friends, take your boat out on the lake, and have it all to yourselves. Along with water activities, you can witness a spectacular wildlife viewing and sunset. This property is also close to recreational areas such as Klamath Campground, Mirror Cove Picnic Area and Black Mountain.

This amazing property won't last long at this price. Don't let this special priced property pass by!

wilcolandllc.com



Property Details:

ACREAGE
2.50

PARCEL ID
102-250-180

ZONING
[Rural Residential \(R-R-B-2.5\)](#)

COUNTY
Siskiyou

STATE
California

ANNUAL TAXES
\$105.68

ACCESS

Property can be accessed via Shasta Ln and Bush Rd.

TERRAIN

Property is rolling as it is on the side of the hill.

UTILITIES

The nearest power post is about 0.40 miles away from the lot. You can drill a well or haul water and install septic.

MORE INFO ON ZONING

- Rural Residential Agricultural District or R-R District:

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

Combining Districts or "B" Districts:

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.

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

CAMPING:

- Camping on private property in RV or other shelter is only allowed by permit.

RV:

- Yes. Contact the county for permits and full restrictions.

MOBILE HOMES:

- A mobile home is allowed when placed upon a foundation system.

One mobile home per building site in lieu of a single-family dwelling.

BUILDABILITY:

- All dwellings in Iron Gate, building or structures of any kind or nature constructed, placed or maintained on said property, or any portion thereof, as well as any additions thereto or alterations thereof shall be constructed or done only in conformance with all county and state building codes and requirements.

Generally, yes as indicated in the county's zoning ordinance for R-R district under Sec. 10-6.4802. - Uses permitted, Sec. 10-6.4802. - Uses permitted, and Sec. 10-6.4803. - Conditional uses permitted.



CENTER COORDINATES
41.9530262205074,
-122.386895875152

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:

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

