

MRF LANDS REAL ESTATE

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TRANQUILITY BAY WATERFRONT

TOTAL ACRES: 140.5 Total Assessed Acres in three legal parcels.
Lots may be purchased individually or together.

LOCATION: Tranquility Bay Road, Knightsen, East Contra Costa County

ASKING PRICE:

Lot 1: 40.7 Acres	\$975,000	APN: 023-060-003/4
Lot 2: 41.5 Acres	\$950,000	APN: 023-060-002
Lot 3: 58.3 Acres	\$1,100,000	APN: 023-020-003

TERMS: All Cash

WATER SOURCE: Future Domestic Wells
Riparian Water Rights from Sand Mound Slough

USES: Residential, agriculture, water oriented activity, docks

IMPROVEMENTS: No buildings

UTILITIES: All parcels are within and subject to the Tranquility Bay Road Association & Tranquility Bay Sewer Association.

RECLAMATION DISTRICT: R.D. 2025: The reclamation district has an easement and maintains the levees surrounding Holland Tract Island. 2024 Rate: \$80/acre.

PROPERTY TAX: The property is not enrolled in the Williamson Act.

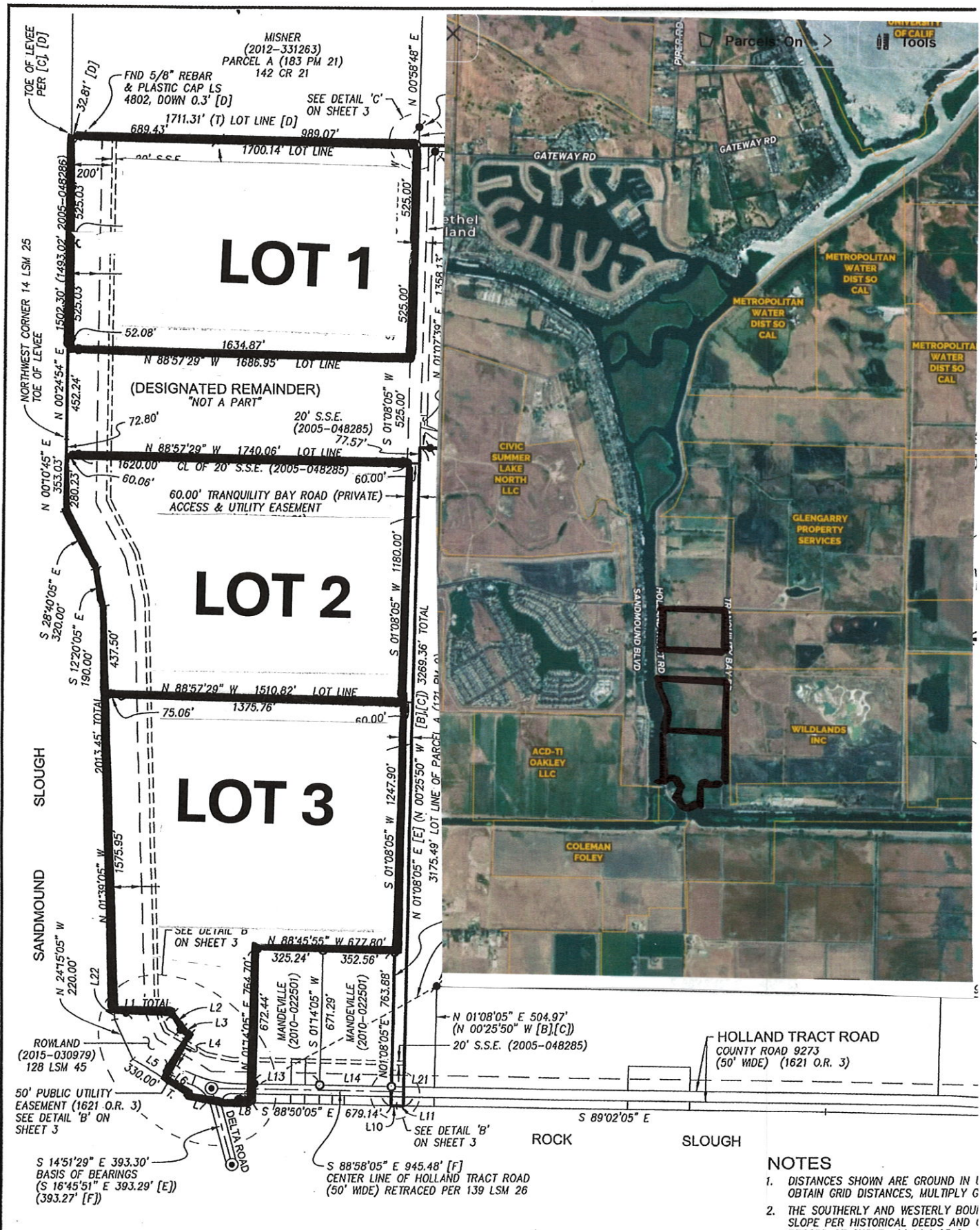
ZONING: DR: Delta Recreation: 20 acre Minimum parcels. All three parcels may be available to split into two parcels.

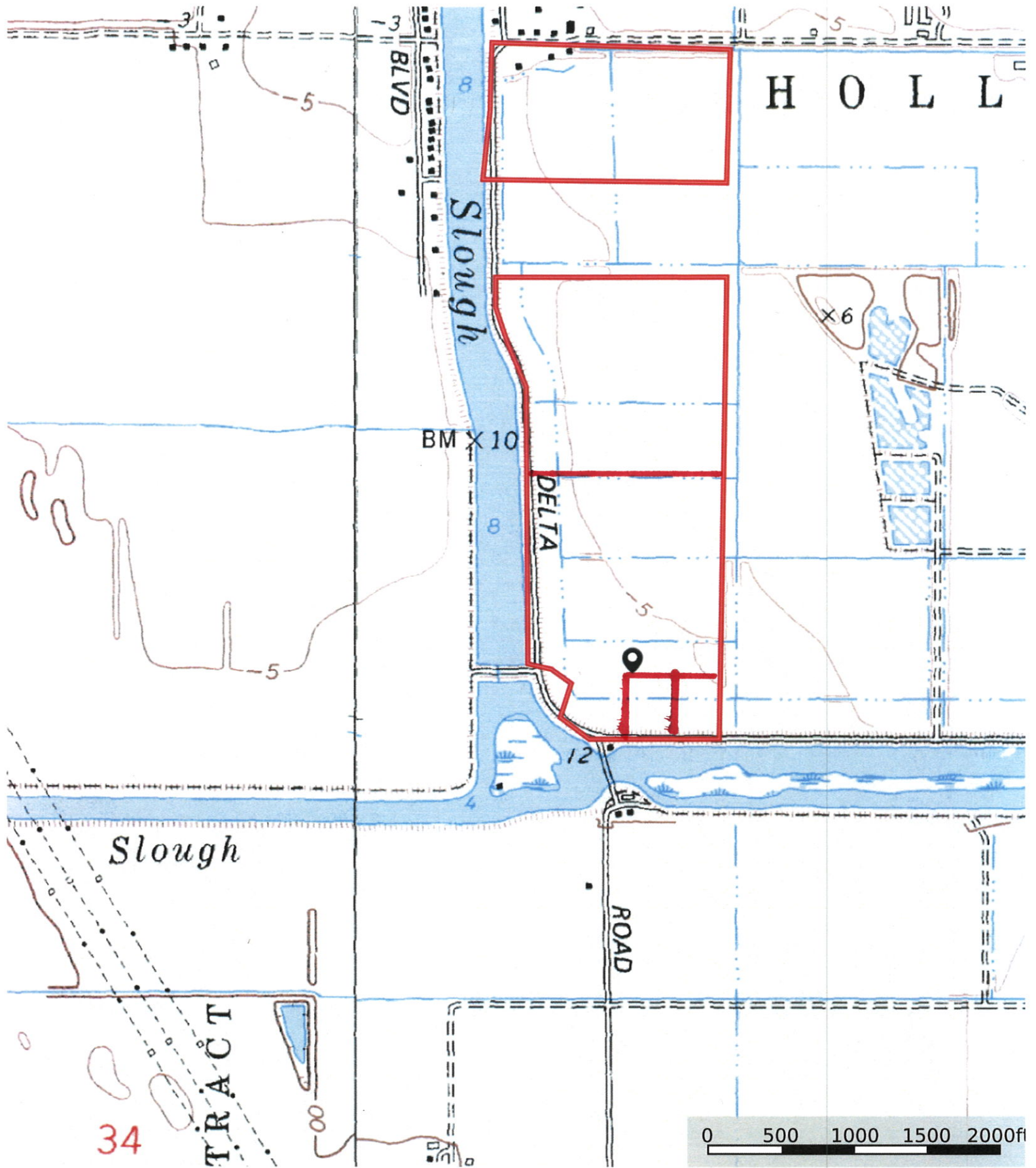
REMARKS: All the parcels have more than 1000' of waterfrontage on Sand Mound Slough. The properties are located within a 100 year Flood Plain.

Two adjacent 5 acre parcels are also available for purchase.

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, HOWEVER, THE ACCURACY CANNOT BE GUARANTEED. WE ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR MISREPRESENTATIONS. THIS OFFER IS SUBJECT TO WITHDRAWAL, CHANGE OR PRIOR SALE WITHOUT NOTICE. CONTACT YOUR LEGAL, FINANCIAL & TAX ADVISOR FOR INSTRUCTION.

“Over 40 Years of Real Estate Experience”





Marker Boundary

