

# LAND FOR SALE

±20.66 ACRES OF LEVEL LAND IN HAPPY VALLEY, CA

4785 Santa Ynez Dr, Anderson, CA 96007



Sale Price

**\$139,000**

## PROPERTY HIGHLIGHTS

- ±20.66 Acres of Open Land | Private, Quite Location
- 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-273 Freeway Access | Utilities Nearby
- Private Setting Minutes To Clear Creek

## OFFERING SUMMARY

Available SF:	899,950 SF
Lot Size:	20.66 Acres
Price / Acre:	\$6,728
Zoning:	A-1-T-TBA-10 Limited Agriculture
APN:	206-370-004
Market:	Anderson
Submarket:	Southwest Anderson
Cross Streets:	Santa Ynez Dr
Seller Carry:	Available

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## PROPERTY DESCRIPTION

Level and rectangular ±899,950 SF (±20.66 Acres) of shovel ready land located within the Anderson, CA community very close to I-5 between Igo & Cottonwood. Desirable location with Pond Views and multiple building sites perfect for your Private Ranch/Ranchette or Dream Home! Zoned for Agricultural and manufactured home allowance per shasta County GIS (A-1-T-BA-20). The property is mostly level in a long elevated area with good soil, and is accessible via paved roads entering from Happy Valley Rd & Santa Ynez Dr. Very close to Clear Creek, 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 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 permanent construction. The property has quick access to both Highway's I-5 & CA-273, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

Directions: From Happy Valley Rd, turn west onto Lassen Ave, after 1 mile stay left of the mailboxes onto Lassen Ave, follow the curved road for 1 mile and stay left onto Santa Ynez Dr for ½ mile where the property is on the left hand side at the end/top.

## LOCATION DESCRIPTION

This parcel is located off Santa Ynez Dr in Anderson, CA. The property is north of Santa Ynez Dr east of Mandella Way, & south of Sqiss Dr. Anderson is a city in Shasta County, California, approximately 10 miles south of Redding. Its population is 11,323 as of the 2020 census, up from 9,932 from the 2010 census. Located 138 miles north of Sacramento, the city's roots are as a railroad town near the northern tip of the Central Valley of California.

From the paved Monte Vista Rd, property benefits from a private full-gravel 60' road on Lassen Ave all the way to the property entrance via a low-cost community owners association. While the association isn't recorded on title, the elective \$180/year cost covers all out-of-pocket expenses to maintain the road. In 2021, the association improved the Santa Ynez extension with the grader and grindings.



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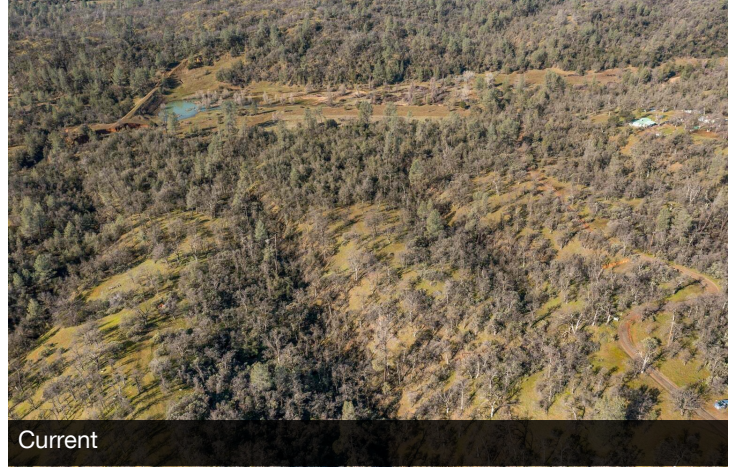
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Current



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Concept



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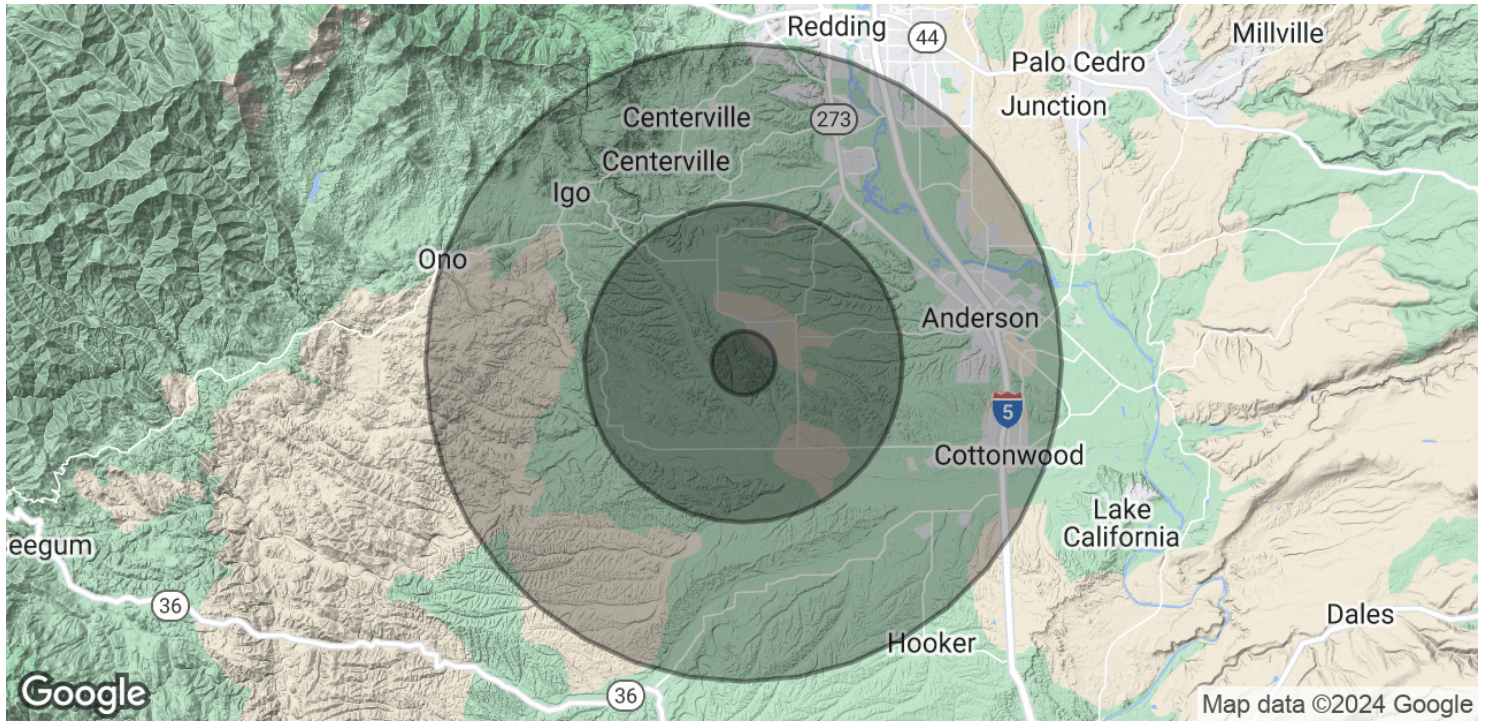
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	309	7,332	59,217
Average Age	42.1	46.1	43.1
Average Age (Male)	39.5	39.0	40.8
Average Age (Female)	42.3	49.7	44.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	128	2,843	24,843
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$94,736	\$80,134	\$73,418
Average House Value	\$336,612	\$268,785	\$270,974
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	16.8%	11.7%	12.0%

\* Demographic data derived from 2020 ACS - US Census

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