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±40 Acres Cemetery Road  
Blocksburg, CA 95514

\$349,000



707-476-0435

# Property Information

## Description:

Premium hunting property perched high on a ridgetop with expansive views of the local mountains! Property boasts a newly drilled well & water system, end of the road privacy and beautiful rolling meadows. The 1,000 sq. ft. open concept cabin with a full bathroom and loft was just completed last year with new electric, new septic, on demand water heater, and a large deck with stunning views. Sustainable living at its finest with plenty of space for gardening, animals, and great solar energy potential!

Bonus cannabis permit for 10,000 sq. ft. of outdoor cultivation space can be included in sale. Owner may carry

## APN:

217-381-006

## Zoning:

FR (Forestry Recreation) - See attached page for details.

## Parcel Location:

Parcel Center Latitude      40.273112

Parcel Center Longitude      -123.658839

<b><u>314-7.3</u></b>	<b>FR: FORESTRY RECREATION</b>
<b>Principal Permitted Uses</b>	
One-family dwellings and farm dwellings.	
Accessory dwelling units.	
General agriculture, nurseries and greenhouses, and roadside stands.	
Public and private noncommercial recreational uses, including golf courses and public stables.	
Social halls, fraternal and social organizations, and clubs.	
Manufactured homes.	
<b>Uses Permitted with a Special Permit</b>	
Single room occupancy facilities.	
<b>Uses Permitted with a Use Permit</b>	
Hotels, motels, special occupancy parks and manufactured home parks. (Amended by Ord. <a href="#">2166</a> , Sec. 10, 4/7/98)	
Two-family and multiple dwellings.	
Restaurants, food markets and automobile service stations, and commercial recreational facilities.	
Agricultural and timber products processing plants.	
Private institutions and cemeteries.	
Hog farms, turkey farms, frog farms and fur farms.	
Animal hospitals and kennels.	
Wrecking and salvage yards.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the FR zone.	
<b>Other Regulations</b>	
<b>Minimum Lot Area</b>	One (1) acre.
<b>Minimum Lot Width</b>	Two hundred (200) feet.
<b>Maximum Lot Depth</b>	(None specified.)

<b><u>314-7.3</u></b>	<b>FR: FORESTRY RECREATION</b>
<b>Minimum Yard Setbacks*</b>	
Front	Twenty (20) feet.
Rear	Twenty (20) feet.
Side	Ten (10) feet.
<b>Maximum Ground Coverage</b>	(None specified.)
<b>Maximum Building Height</b>	Thirty-five (35) feet. (Ord. <a href="#">1086</a> , Sec. 4, 7/13/76)

\* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11.

(Former Section INL#314-7(a)(1-5); INL#314-7(b)(1-8); INL#314-7(c)(1-4); Amended by Ord. [2166](#), Sec. 10, 4/7/98)

FOR SECS 24 & 25, T2S R4E, 19 & 30, T2S R5E

217-38

PARCEL MAP NO. 64  
LARABEE CREEK RANCH





















