

Presented by Kyla Nored
Broker & Owner
No 01930997

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774 Larabee Creek Road
Shively, CA 95569

\$625,000



707-476-0435

Property Information

Description:

Fantastic ±19.18 acre riverfront retreat in beautiful Southern Humboldt! Enjoy all 4 seasons while listening to the Eel River from the front deck of the 2 bedroom, 2 bathroom house. Offering quintessential Humboldt Charm, this property also has a large shop, open meadows for animals and gardening, mature orchard with various fruit trees, redwood trees, boat and fishing access, and decommissioned train tracks running through the parcel! With prime end of the road location, this parcel offers all the privacy you could ask for.

APNs:

209-271-009, 209-221-017, 209-241-001, 209-241-002

Zoning:

AG (Agriculture General) – See attached page for details.

Parcel Location:

Parcel Center Latitude	40.400271
Parcel Center Longitude	-123.930118

<u>314-7.1</u>	AE: AGRICULTURE EXCLUSIVE
Side	Ten percent (10%) of the lot width on each side but not more than twenty (20) feet shall be required.
Farm Outbuildings	Farm outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.
Maximum Ground Coverage	Two (2) acres maximum.
Maximum Building Height	(None specified.)

* **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 Sections INL#314-15(a)(1-3); INL#314-15(b)(1-6); INL#314-15(c)(1-6); INL#316-2.1(1-10); Ord. [2189](#), Sec. 1, 2/9/99)

7.2 AG: AGRICULTURE GENERAL ZONE

The Agriculture General or AG Zone is intended to be applied in areas in which agriculture is the desirable predominant use and rural residential uses are secondary. The following regulations shall apply in all Agriculture General or AG Zones. (Former Section INL#314-18 and INL#316-2.1(1-10); Ord. [1086](#), Sec. 6, 7/13/76; Amended by Ord. [2189](#), Sec. 1, 2/9/99; Amended by Ord. [2214](#), 6/6/00)

314-7.2	AG: AGRICULTURE GENERAL
Principal Permitted Uses	
General agriculture, including accessory agricultural uses and structures listed at Sections 314-43.1.3 (Permitted Agricultural Accessory Uses) and 314-69.1.1 (Permitted Agricultural Accessory Structures). (Amended by Ord. 2189 , Sec. 1, 2/9/99; Amended by Ord. 2214 , 6/6/00)	
One-family dwellings and farm dwellings, accessory dwelling units.	
Rooming and boarding of not more than two (2) persons not employed on the premises.	
Manufactured homes.	
Uses Permitted with a Use Permit	
Guest houses, servants' quarters, labor camps and labor supply camps.	
Hog farms, turkey farms, frog farms and fur farms.	

314-7.2	AG: AGRICULTURE GENERAL
Animal feed lots and sales yards.	
Agricultural and timber products processing plants.	
Rental and sales of irrigation equipment and storage incidental thereto.	
Animal hospitals and kennels.	
Golf courses. (Amended by Ord. 2189 , Sec. 1, 2/9/99)	
Private institutions and cemeteries.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the AG zone.	
Other Regulations	
Minimum Lot Area	Two and one-half (2 ½) acres.
Minimum Lot Width	Sixty (60) feet.
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
Front	Twenty (20) feet;
Rear	Twenty (20) feet;
Side	Six (6) feet.
Farm Outbuildings	Farm outbuildings shall not be less than twenty (20) feet from any dwelling on the premises.
Maximum Ground Coverage	Thirty-five percent (35%).
Maximum Building Height	Thirty-five (35) feet. (Ord. 1086 , Sec. 6, 7/13/76)

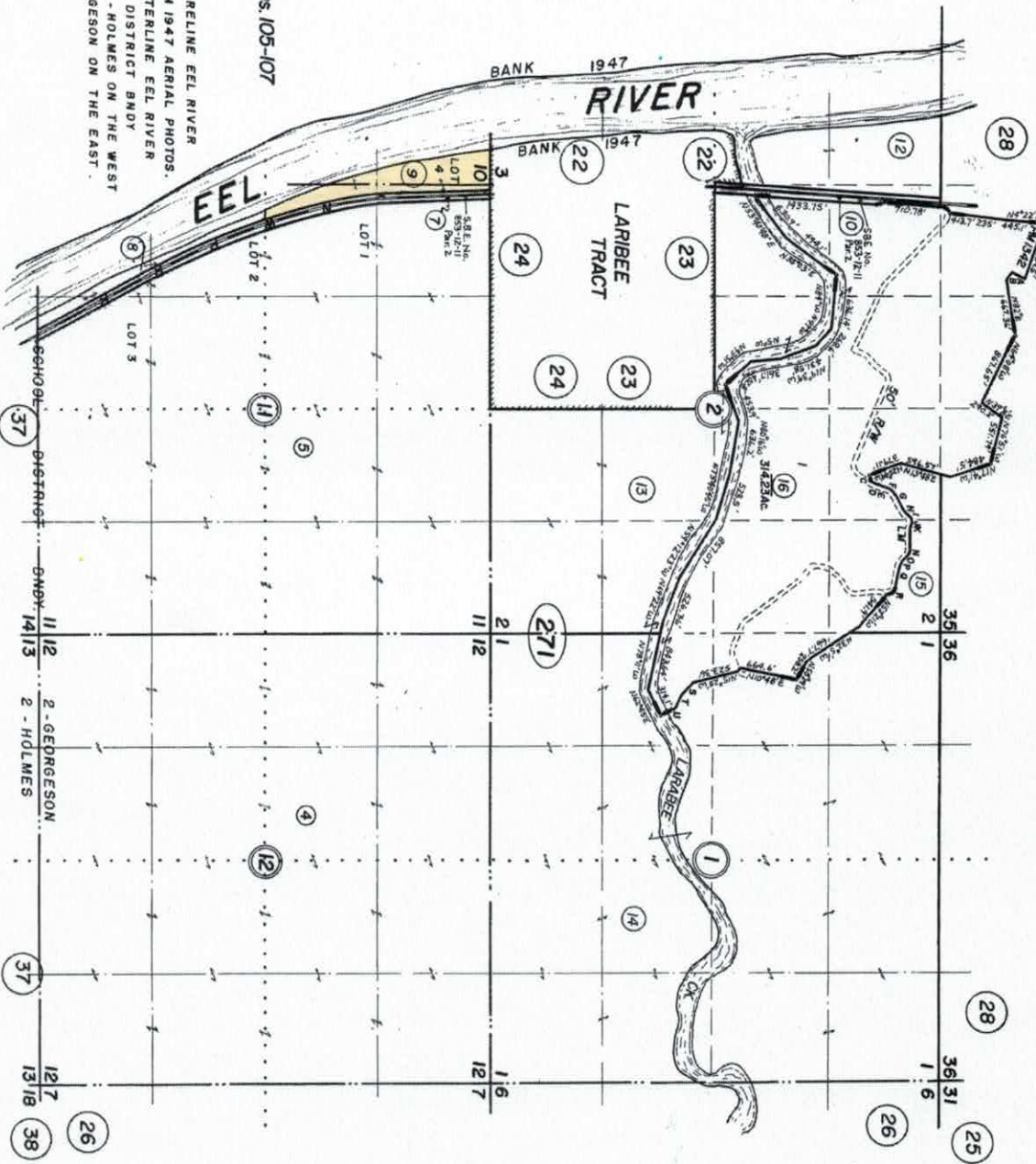
* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#): "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11.

(Former Section INL#314-18(a)(1-4); INL#314-18(b)(1-8); INL#314-18(c); INL#316-2.1(1-10))

7.3 FR: FORESTRY RECREATION ZONE

SECS. 1&12 & POR SECS. 2,3,10&11, T1S, R2E & POR SEC. 35, T1N, R. 2E, HB&M.

209-27
T.C.A. 92-00



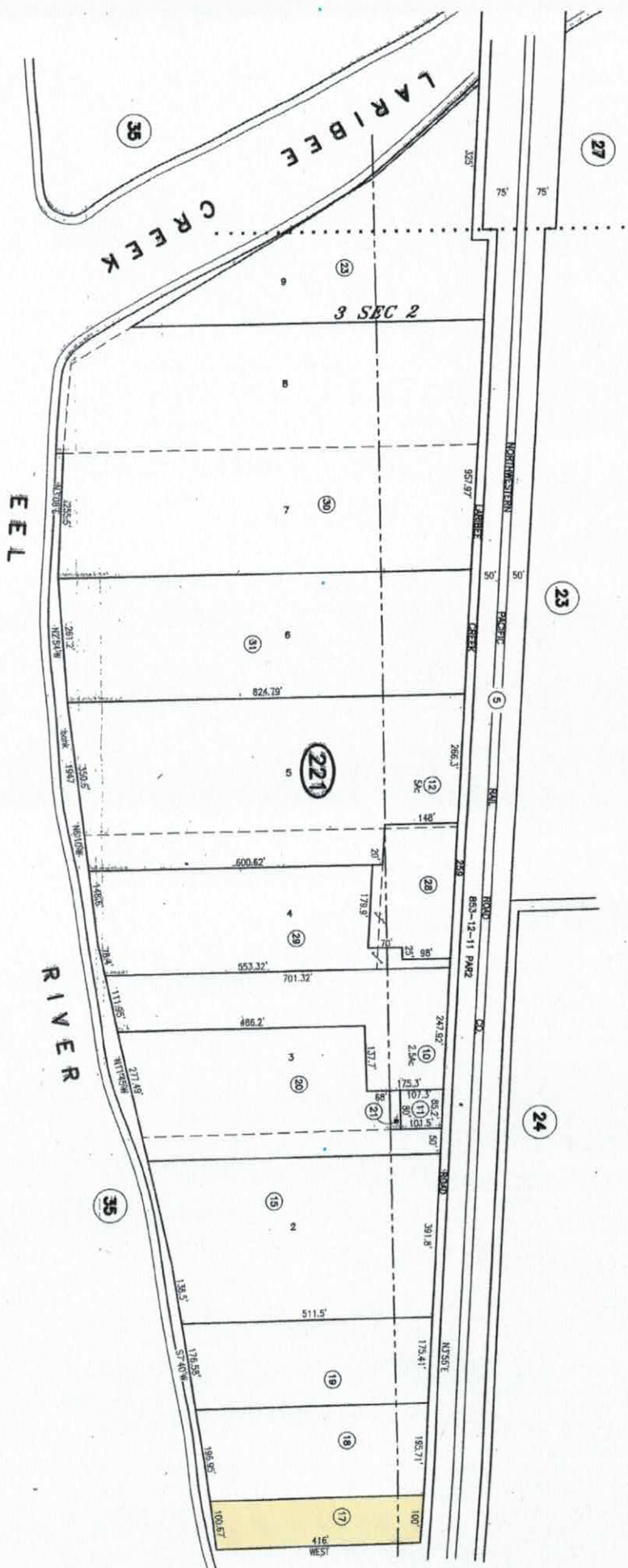
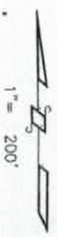
O.S. BK.9 Pg.5,17
P.M. No.1432 of P.M. BK.12, Pgs.105-107

NOTE: SHORELINE EEL RIVER
TAKEN FROM 1947 AERIAL PHOTOS.
CENTERLINE EEL RIVER
IS SCHOOL DISTRICT BNDY
BETWEEN 2 - HOLMES ON THE WEST
& 2 - GEORGESON ON THE EAST.

- 1" = 1200'
- A 526°31'15" W 1775.8'
 - B S55°02'45" E 106.21'
 - C 416°37' E 355.1115 56'
 - D 116°37' E 66.44'
 - E N19°34' E 262.5102 33'
 - F 414°38'45" W 262.5102 33'
 - G 116°37' E 355.1115 56'
 - H 412°28'30" N 112.5179603'
 - I 412°28'30" N 112.5179603'
 - J 412°28'30" N 112.5179603'
 - K 50°49'45" E 206.85'
 - L 40°49'30" N 105.424439'
 - M 40°49'30" N 105.424439'
 - N 41°49'30" N 105.424439'
 - O 50°49'45" E 206.85'
 - P 41°49'30" N 105.424439'
 - Q 41°49'30" N 105.424439'
 - R 41°49'30" N 105.424439'
 - S 41°49'30" N 105.424439'
 - T 350°54'51" E 240.9'

PTN SECS 2 & 3 T1S R2E H.B. & M.

209-22



RS, Bk 9 of surveys, Pg 18
 RS, Bk 59 of surveys, Pg 19
 RS, Bk 59 of surveys, Pg 20
 RS, Bk 59 of surveys, Pg 60

ASSESSOR'S PARCEL MAP
 1. THIS MAP WAS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.
 2. THE ACCURACY OF THE DATA SHOWN
 ASSESSOR'S PARCELS MAY NOT
 COMPLY WITH LOCAL, LOT-SPLIT
 OR BUILDING SITE ORDINANCES.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.
 Assessor's Map Bk. 209, Pg. 22
 County of Humboldt, CA.



4 Oct 6, 2010



