



Media: 1

**Lot/Land**  
MLS #: **100057403**  
APN: **3326-018--025**  
Listing Type: **Exclusive Right (R)**  
Ownership:

Status: **Active**  
SP:

LP: **\$40,000**  
Orig.Price: **\$40,000**  
List Date: **09/25/2010** MT: **0**  
AMT: **0**

Address: **24000 F Ave**  
City: **N Los Angeles County**  
Parcel Map #: **3326**  
Tentative Parcel Map #:  
APN #2:  
APN #3:  
APN #4:  
Water District: **OUT**  
School District:  
Age Restrictions: **N/K**  
Sign on Property: **Y**  
Lot Size: **10+ to 20 AC**

Zip: **88888** MapCode: **000**  
Community: **OUT OF AREA**  
Neighborhood: **Antelope Valley**  
Complex/Park:  
Jurisdiction: **Unincorporated**  
Cross Streets: **240th St East**  
Zoning:

Acres: **10.00**

**REMARKS AND SHOWING INFO**

Delightful very gentle sloping almost level lot at section corner of 240 East and Avenue F in High Vista in the Antelope Valley of north Los Angeles County. Homes nearby. Leased several times by film production companies. Easy to drive to - only one mile from paved road on driveable dirt roads from paved road 230 East or dirt road 240 East - both off Avenue G. Recorded Certificate of Compliance may allow selling this off as four 2.5 acre contiguous parcels. Seller is related to Listing Agent.

Directions to Property: **East from Lancaster on Ave J to left on 140 East. N to right on G then east 9 miles to left on 230 E. Rt on dirt road F 1 mile.**

Mandatory Remarks: **None Known**

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: **\$0** Paid: HO Fees Include:  
Other Fees: **\$0** Paid: Other Fees Type:  
CFD/Mello Roos: **\$0** Paid: **N/K**

Total Monthly Fees: **\$0**  
Assessments:

Terms: **Cash, Seller May Carry**

**SUPPLEMENTAL REMARKS**

APN 3326-018-025. 30% down payment OK. Balance payable fully amortized in seven years at six percent (6%) interest p.a. Down payment \$12,000. Monthly payment \$409.04. During Buyer escrow inspection period, Buyer to verify MLS information, zip code, assessments, lot location, measurements, Title Report and items of public record to determine if property is suitable for Buyer's purpose.

MLS#: 100057403

24000 F Ave

LP: \$40,000

**SITE FEATURES**

Approx # of Acres: **10.00**  
Approx Lot SqFt: **435600**  
Approx Lot Dim:  
Lot Size: **10+ to 20 AC**  
Land Use Code:  
Animal Designator Code:  
Frontage Length: **1320**  
Fencing: **N/K**

Water:**N/K**  
  
Sewer/Septic **Other/Remarks**

Approved Plan: **N**  
Highest Best Use:  
  
Current Use: **Natural Vegetation**  
  
Additional Land Use: **Ranch/Farm**

Irrigation: **N/K**

Boat Facilities:  
Lot Size Source: **Assessor Record**  
Pool:  
Pool Heat:

View: **Mountains/Hills, Panoramic**

Topography: **Level**

Prop Restrictions Known:

Structures: **N/K**

Site: **Corner Lot, Street Unpaved, Public Street**

Complex Features:

Miscellaneous: **Value in Land**

Utilities Available: **N/K**

Utilities to Site: **N/K**