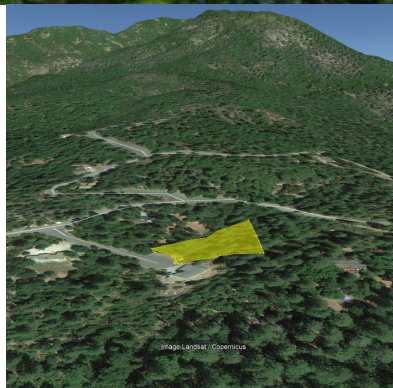


0.69 acre Lakehead, CA – Private & Wooded location in Shasta County

PARCEL ID: 084-350-006-000



## Description

Year round adventure awaits you on this lovely 0.69 acre parcel just 24 miles north of Redding, CA and a few minutes away from Shasta Lake – a popular destination for boating, water skiing, camping, house boating and fishing. This lush property offers a variety of opportunities for outdoor recreation.

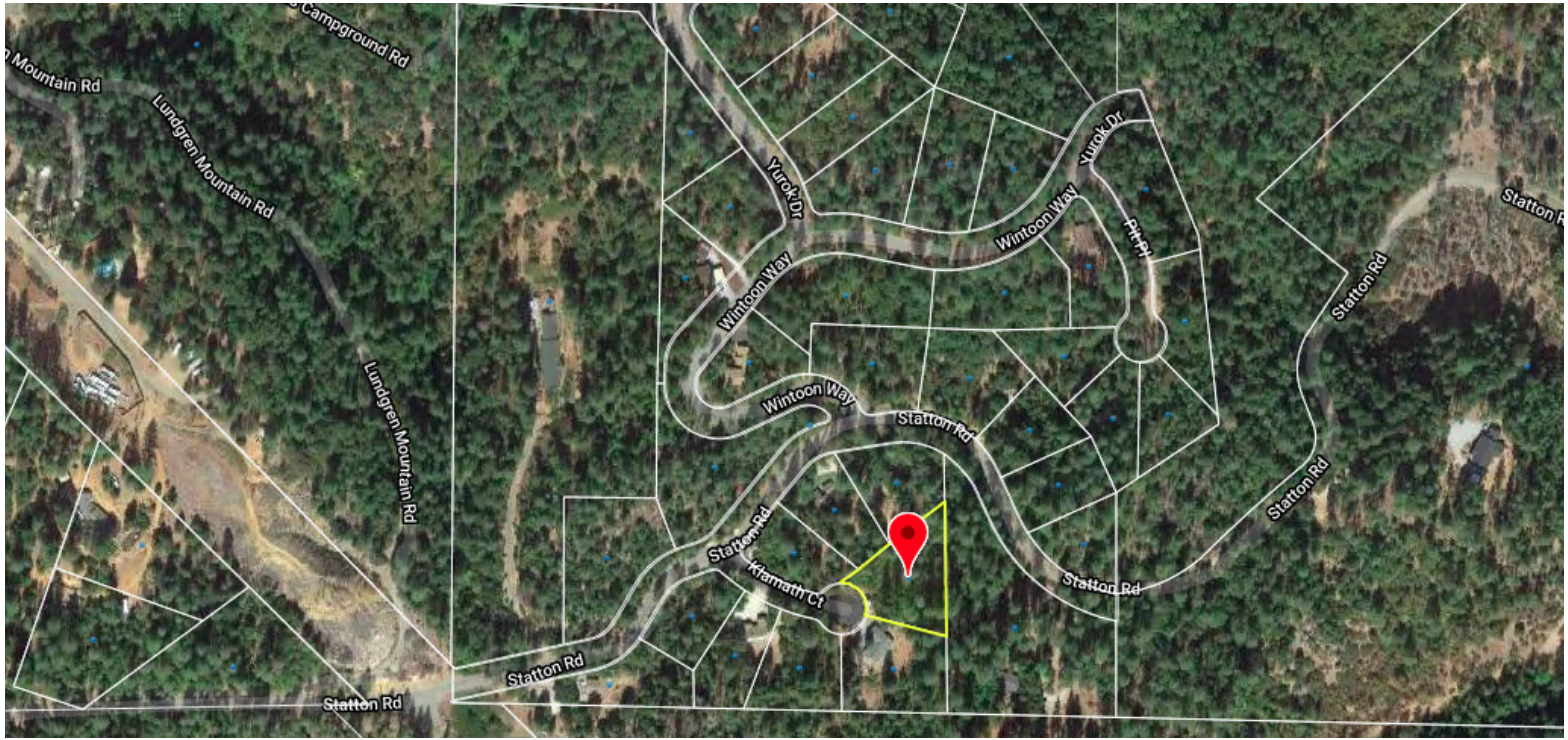
Into exciting challenges? Off-highway vehicle riding challenges nearby are a must! This property is surrounded by several OHV areas including Chappie-Shasta Off-Highway Vehicle Area, Copley Mountain OHV Staging Area, and Juniper Flat OHV Area. They say trails could be very tricky, but scenery is really top notch!

Whether you're looking for adventure or relaxation, this land has got you covered, so check this out and experience the adventure Shasta Lake has to offer. Not only that, this property is perfect to add on your investment portfolios too!

This deal will not last long! So have yourself a little piece of Shasta heaven and experience what this property has to offer!

[wilcolandllc.com](http://wilcolandllc.com)





## Property Details:

**ACREAGE**  
0.69

**PARCEL ID**  
084-350-006-000

**ZONING**  
R-R

**COUNTY**  
Shasta

**STATE**  
California

**ANNUAL TAXES**  
\$93.88

## ACCESS

This parcel is easily accessed using the GPS coordinates. it will be Stratton Rd. to Klamath Ct. See aerial imagery and natural features to help get an idea of boundaries. Feel free to go check it out on your own time!

## TERRAIN

Lush with trees and mostly flat.

## UTILITIES

Power at road. Well and septic needed.

**BUILDABLE:**

- Yes.

Permitted uses

The following uses are permitted outright in the R-R district:

- A. One-family residence;
- B. Agricultural uses, provided that the lot contains 1 acre of gross area; and
  1. Animal husbandry does not exceed the following number and type of animals per one-half acre:  
One horse, mule, steer or similar sized animal, or  
Three goats, sheep, swine, llamas, alpacas or similar sized animals; or  
Three adult emus, rheas, ostriches or similar sized birds; or  
Twenty-five turkeys, chickens, ducks, geese, rabbits or similar sized animals.  
Unlimited fish, frogs, worms or similar sized animals.
  2. Animals shall be kept in a clean and sanitary condition, as provided in [Section 6.04.050](#), and in a manner that does not become a nuisance, as provided in [Section 6.04.060](#),
  3. The keeping of beehives and the selling of bee products resulting from the keeping of bees in accordance with Chapter 6.08 and applicable state laws;
- C. Sale of agricultural products grown on the premises;
- D. Second one-family residence subject to the provisions of [Section 17.88.135](#);
- E. Supportive housing;
- F. Transitional housing;
- G. One Accessory dwelling unit when the lot has a primary dwelling unit (see [Section 17.88.132](#));
- H. Small family day care home;
- I. Residential care facility serving six or fewer residents.

Uses requiring a zoning permit.

The following uses are permitted in the R-R district if a zoning permit is issued, and subject to the provisions of Sections [17.88.170](#) through [17.88.196](#):

- A. Home occupation with no customer vehicle trips;
- B. Guest house.

Uses requiring an administrative permit.

The following uses are permitted in the R-R district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

- A. Home occupation with customer vehicle trips;
- B. Large family day care home;
- C. Family care residence;
- D. Bed and breakfast guest facility;
- E. Boutique or small winery in accordance with [Section 17.88.300](#);
- F. Boardinghouse.

Uses requiring a use permit.

The following uses are permitted in the R-R district if a use permit is issued:

- A. Animals in numbers exceeding those permitted in [Section 17.26.020](#) (B)(1);
- B. Group home serving seven or more residents;
- C. Dog kennel;
- D. Large animal veterinarian;
- E. Golf course;
- F. Wholesale nursery or greenhouse;
- G. Commercial riding stable or riding academy;
- H. Church;
- I. Pet cemetery;
- J. Logging contractor's yard
- K. Boutique, Small or Medium winery
- L. Day care center;
- M. Residential care facility serving more than six residents.

[17.26.060 - Site development standards](#)

## **MOBILES HOMES:**

- Temporary Mobile Home, subject to Temporary mobile home permit (130.52.050).

## **RV:**

- Allowed under Temporary Mobile Home Permit regulations.

## **CAMPING:**

- Campground, subject to Conditional use permit required (130.52.021).





CASH PRICE

**\$12,900**

CENTER COORDINATES

40.852606, -122.332173

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

\*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | [Liz@WilcolandLLC.com](mailto:Liz@WilcolandLLC.com)

