



1 Acre Wooded Escape in Shingletown, CA

PARCEL ID: 701-140-026-000



Description

Find peace and quiet, and get away from your busy life – purchase this 1 acre property ready for the right buyer to build a new home. Experience the beauty of Shasta county when you finally settle in this land just minutes away from Lassen Volcanic Park. Situated just 30 miles away from Redding, California, this wooded area will give you easy access to many wonderful adventures like kayaking, hiking, fishing and camping.

This flat and wooded parcel will give you the peace and quiet of the mountains. This is where you can build a seasonal retreat or your dream home and a chance to experience nicer weather in spring and summer, above the heat of the valley.

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



Property Details:

ACREAGE	PARCEL ID	ZONING
1	701-140-026-000	<u>R-R-T</u>
COUNTY	STATE	ANNUAL TAXES
Shasta	California	\$165.59

ACCESS

Easy access on Savannah Way. Simply use the GPS coordinates to locate.

TERRAIN

Wooded and flat.

UTILITIES

Well and septic needed.

MORE INFO ON ZONING

- The purpose of the rural residential (R-R) district is to provide rural residential living environments, usually located in and around rural communities, town centers and urban centers. This district is consistent with the rural residential A (RA) general plan land use designation and, if combined with an NRA-S, or NRA-WI or WII district, the natural resource protection-recreation (N-R) general plan land use designation if within a rural community center as listed in the general plan.

MOBILE HOME (T) DISTRICT

The mobile home (T) district is intended to be combined with selected principal districts to provide areas where mobile homes may be located in addition to uses otherwise permitted by the principal district.

BUILDABILITY:

- Refer to the links below:

- [17.26.020](#) - Permitted uses
- [17.26.025](#) - Uses requiring a zoning permit
- [17.26.030](#) - Uses requiring an administrative permit
- [17.26.040](#) - Uses requiring a use permit
- [17.26.060](#) - Site development standards



CENTER COORDINATES
40.529524, -121.734230

GOOGLE EARTH
[View on Google Earth](#)

GOOGLE MAPS
[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

*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

