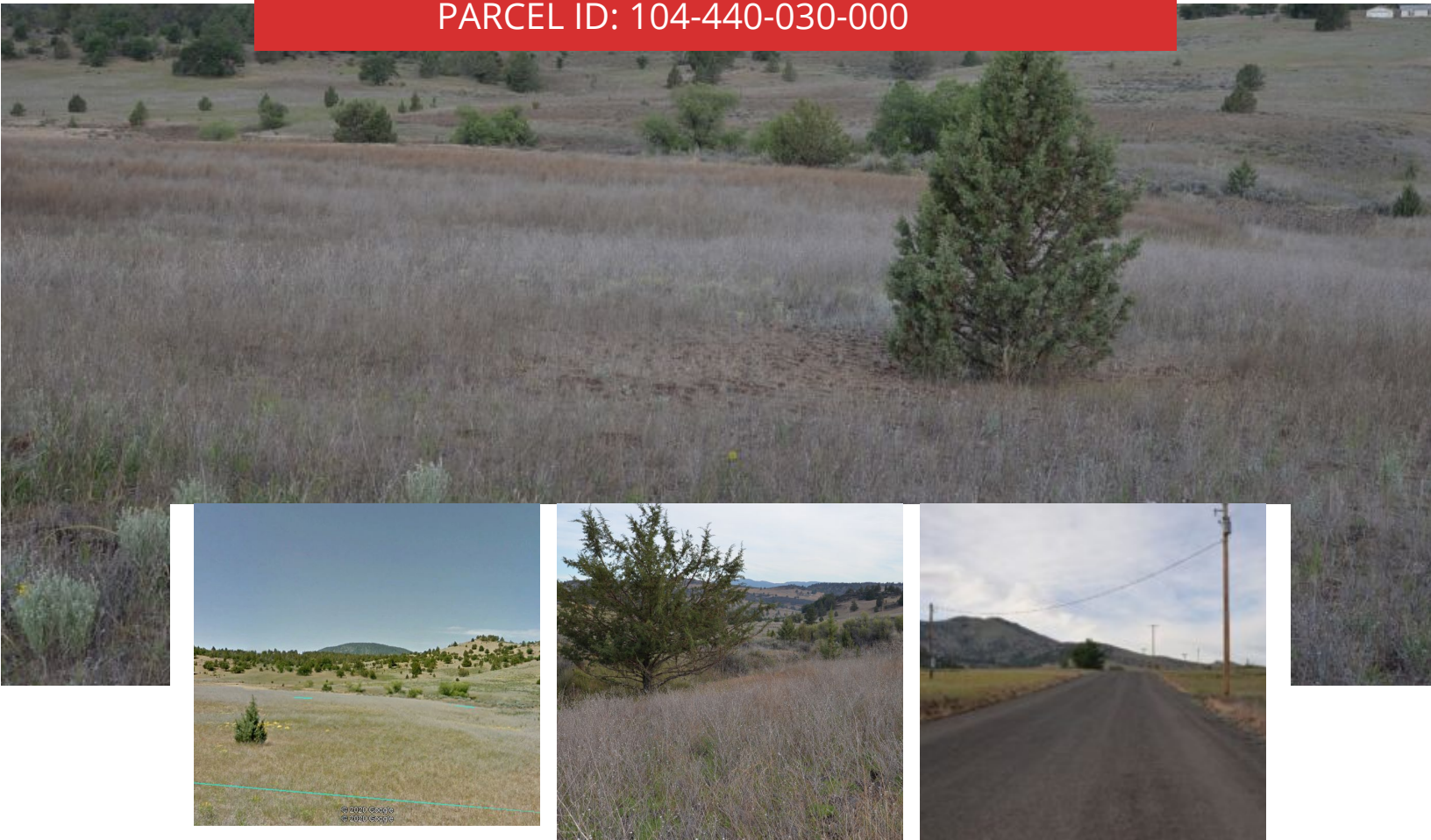


Beautiful 1 Acre Lot in Montague, CA

PARCEL ID: 104-440-030-000



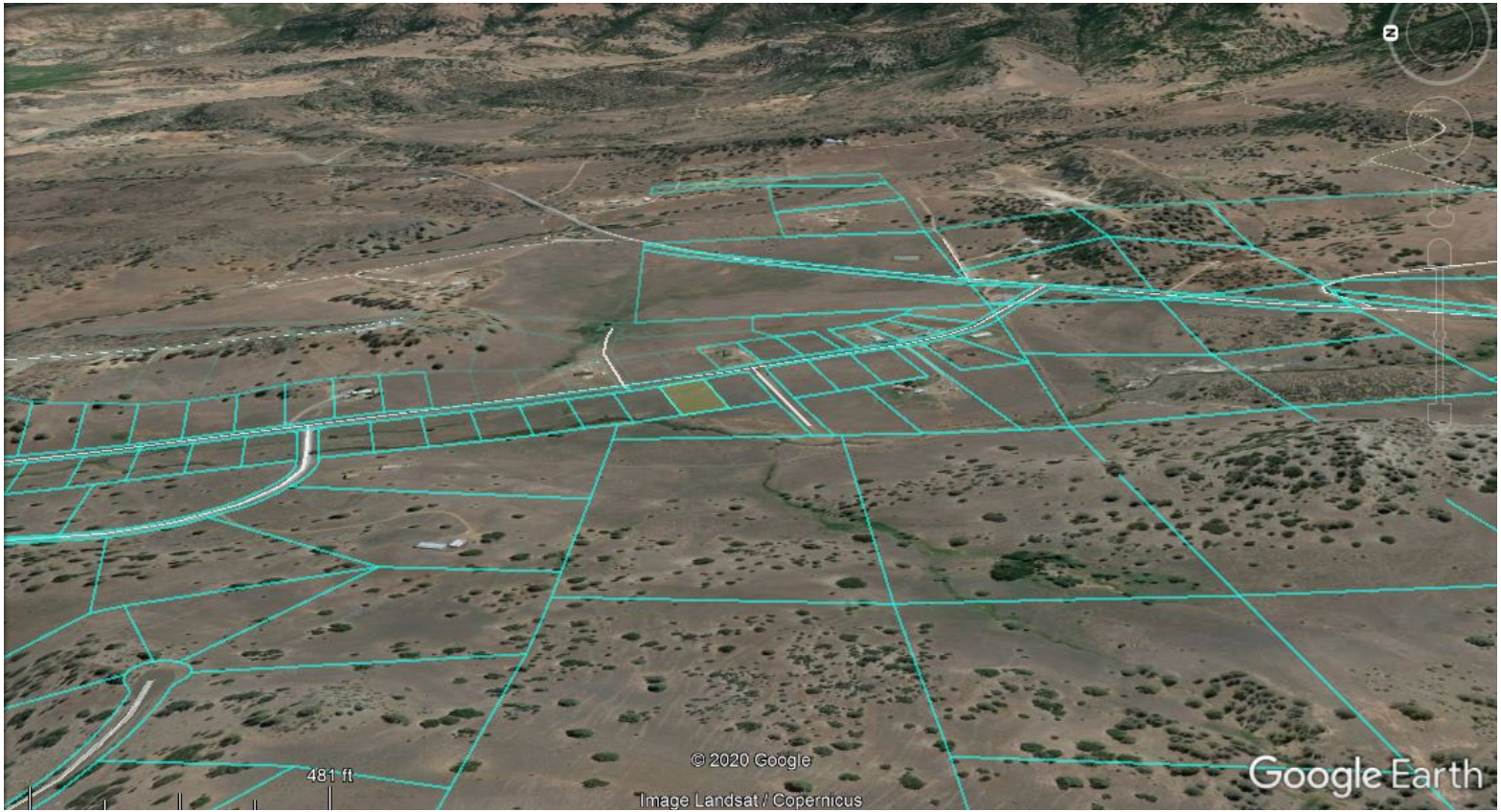
Description

This lovely 1 acre lot is an awesome spot whether you're looking to build a home, invest, or just camp out on the weekends. Located near the Klamath River, this land is mostly flat and gives you access to KRCE's amenities - riverfront campground and your Klamath River access point. Neighboring houses are mostly residential, with local views of rolling hills.

This parcel is situated in a peaceful community setting and is far enough from the nearest town, with modern conveniences easily available. Medford and Ashland Oregon are also a few miles away, for your tax free shopping needs.

The tranquil beauty of this property makes this the ideal place to be.

wilcolandllc.com



Property Details:

ACREAGE
1.00

PARCEL ID
104-440-030-000

ZONING
R-R-B-2.5

COUNTY
Siskiyou

STATE
California

ANNUAL TAXES
\$76.28

MORE INFO ON ZONING

Article 48. - Rural Residential Agricultural District (R-R)

Sec. 10-6.4801. - R-R District

The regulations set forth in this article shall apply in the Rural Residential Agricultural District. The R-R District is intended to provide an area where rural residential uses can be compatibly mixed with commercial agricultural activities.

(§ I, Ord. 86-2, eff. February 27, 1986)

(Ord. No. 13-11, § III, 8-6-2013)

Sec. 10-6.4802. - Uses permitted

The following uses shall be permitted in the R-R District:

- (a) One single-family dwelling;
 - (b) Small acreage farming, except commercial dairies, commercial kennels, commercial rabbit, fox, goat, horse, and hog farms, commercial chicken or poultry ranches, riding stables, rodeos, or commercial horse rentals;
 - (c) Accessory uses and buildings normally incidental to single-family dwellings or small farming;
 - (d) Crop and tree farming;
 - (e) One mobile home per building site in lieu of a single-family dwelling;
 - (f) One guesthouse;
 - (g) Greenhouses;
 - (h) One residential storage building, subject to the regulations as set forth in Section 10-6.1516 of the General Provisions;
 - (i) One second dwelling unit per legal lot subject to the limitations as set forth in the General Provisions section of this code;
 - (j) Amateur radio antennas. When used for private, noncommercial purposes, amateur radio antennas may be permitted in the R-R District. Height limitations may be exceeded by adding one foot yard setback for every foot of height in excess of those permitted by the zoning ordinance; and
 - (k) Group care facilities for six (6) or fewer individuals.
- (§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 90-10, eff. March 29, 1990, § I, Ord. 92-17, eff. June 9, 1992, and § I, Ord. 94-07, eff. April 14, 1994)*
- (Ord. No. 10-15, § III, 12-7-2010; Ord. No. 13-11, § III, 8-6-2013)*

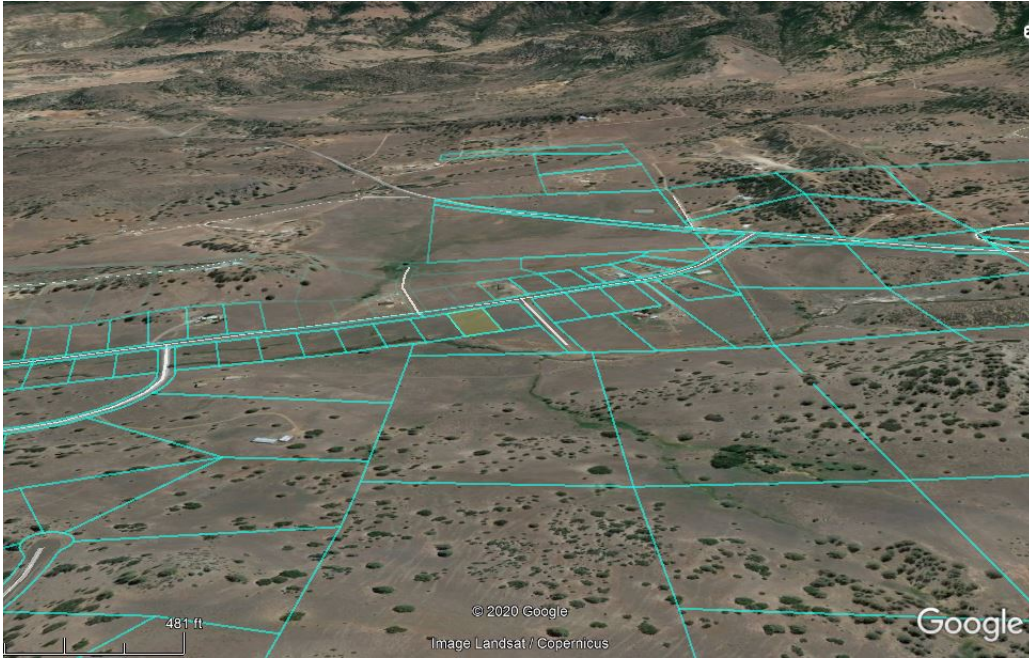
Sec. 10-6.4803. - Conditional uses permitted

Subject to obtaining a use permit, the following uses shall be permitted in the R-R District:

- (a) Churches, schools, parks, playgrounds, and public utility and public buildings and uses;
- (b) Within a building the following commercial agricultural uses: raising of fur-bearing animals and poultry;
- (c) Home occupations;
- (d) Heavy equipment and vehicle parking, subject to the following limitations:
 - (1) The equipment is resident-owned and operated,
 - (2) Equipment does not include materials, parts, or supplies not incidental to the equipment,
 - (3) The equipment storage area is limited to twenty-five (25%) percent of the ownership, or one-quarter acre, whichever is less,
 - (4) Access shall be sufficient to carry the equipment without sustaining undue damage. Permits issued under this section may require that only unloaded equipment be parked,
 - (5) Aesthetic screening shall be provided acceptable to the Planning Commission, enclosing the proposed equipment area as needed,
 - (6) All health and safety approvals must be received;
- (e) The Planning Director is hereby authorized to waive Planning Department filing fees for uses allowed in subsection (d) of this section in the following situations:
 - (1) The continuous use existed prior to February 27, 1986 (effective date of the County's revised zoning ordinance),
 - (2) The continuous use was established while the property was zoned A-1 Unclassified;
- (f) Family day care facilities; and
- (g) One second dwelling unit per legal lot subject to the limitations as set forth in the General Provisions section of this code.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 91-27, eff. August 23, 1991, § I, Ord. 91-28, eff. August 23, 1991, § I, Ord. 94-07, eff. April 14, 1994, and § I, Ord. 97-13, eff. May 8, 1997)

(Ord. No. 10-15, § IV, 12-7-2010; Ord. No. 13-11, § III, 8-6-2013)



CENTER COORDINATES
41.880156, -122.424751

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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

