

### Property Info ~ Murphy's Home Site, Calaveras County, CA

Address: Pennsylvania Gulch Road

Location: Calaveras County near the town of Murphy's.

APN: 034-004-088

Zoning: U Unclassified

Elevation: Approximately 3,100 feet

Latitude: 38.163168

-120.392490 Longitude:

MLS #: 20016907

Acres: ±40.07 Acres

\$150,000 Price:

None Improvements:

Cash or submit. Terms:



Description: Nice secluded 40 acre lot about 15 minutes from the quaint town of Murphys. Nice open area for building a home

with seasonal stream running through property. Plenty of mature trees and nice local view.

Directions: From Highway 4 and Pennsylvania Gulch Road on the west side of town in Murphys take Pennsylvania Gulch Rd

1.2 miles to where it turns to your left at the end of a vineyard across the street. Go 3.3 miles on Pennsylvania Gulch

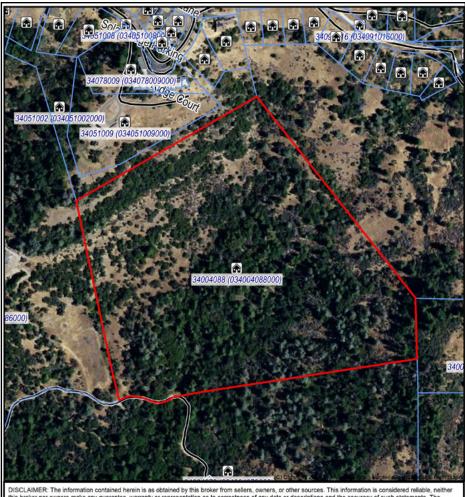
Road until it turns into a private gravel road. Continue for .3 miles. Property with sign is on your left.

### Property Maps ~ Murphy's Home Site, Calaveras County, CA

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#### **Aerial Map**



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### Property Photos ~ Murphy's Home Site, Calaveras County, CA







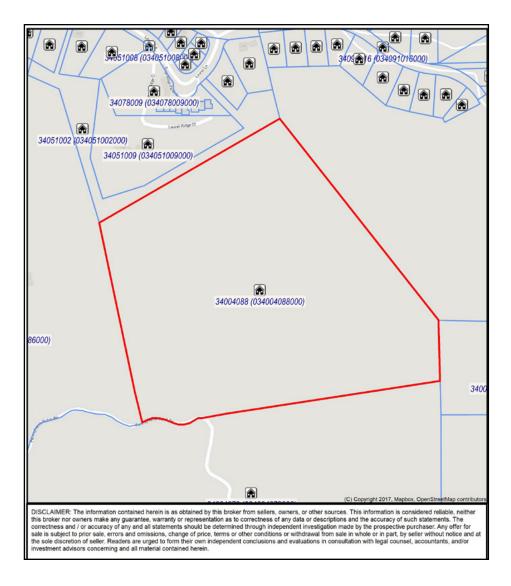


### Property Maps ~ Murphy's Home Site, Calaveras County, CA

#### **Parcel Map**

## ,, CA m/FirstAm" Tax Map T.4N., R14E, SECS, 25, 26, 34-36, POR, 27 TAX AREA CODE 79-017,79-018, 79-019,79-030, 79-033,79-043, CALAVERAS COUNTY ASSESSORIS MAPS воск34 Расе 004 Limitation of Liability for Informational Report Limitation of Liability for Informational Report IMPORTANT - READ CAREFULLY:THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ASSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY, THIS REPORT IS ISSUED EXCLUSIVELY FOR THE SENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON, THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT, FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR PREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE POR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN. INFORMATION HEREIN. D2005-2020 First American Financial Composition and/or its affiliates. All rights reserved

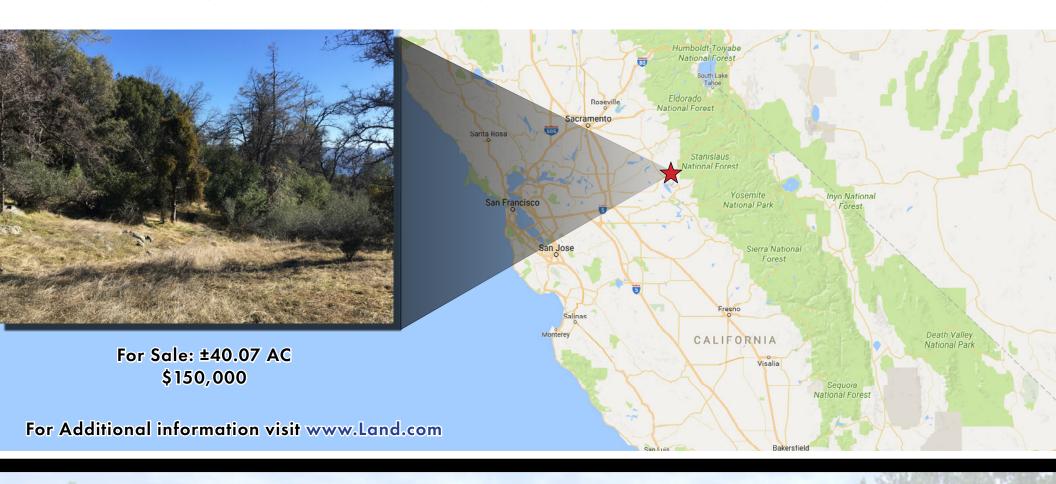
#### Street Map



### Property Photos ~ Murphy's Home Site, Calaveras County, CAv



### Property Summary ~ Murphy's Home Site, Calaveras County, CA



#### For More Information Contact:



Mike Kuppenbender, ALC, CCIM, SIOR DRE License #: 00811112 mkupp@tricommercial.com 916.960.5709



Olen Zirkle, ALC DRE License #: 01190000 ozirkle@tricommercial.com 916.960.5703