

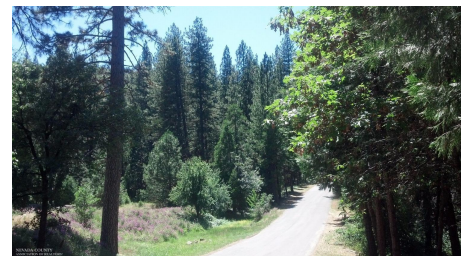
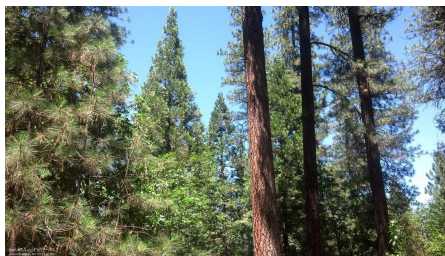
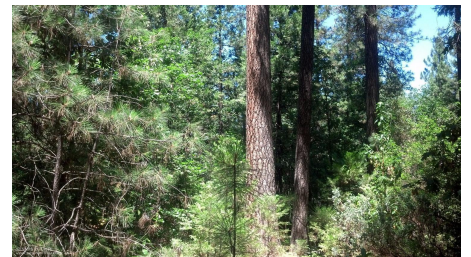
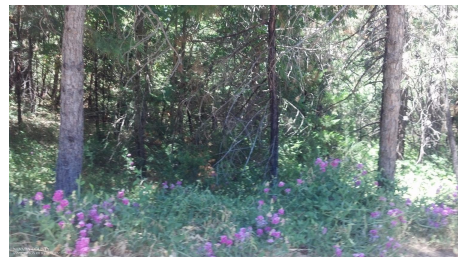
# Client Detail with Addl Pics Report

Listings as of 08/09/16 at 1:14pm

<b>Active 06/30/16</b>	<b>Listing # 20161861</b>	<b>16976 Cooper Rd, Nevada City, CA 95959</b>	<b>Listing Price: \$249,000</b>
	<b>County: Nevada</b>	<b>Cross St: North Bloomfield</b>	<b>Map: 19, E5</b>



<b>Property Type</b>	Lots and Land	<b>Property Subtype</b>	Residential Acreage
<b>Area</b>	Nevada City	<b>Price/Acre</b>	\$35,520.69
<b>APN</b>	34-150-11-000	<b>Lot Sq Ft (approx)</b>	305356 ((Public Records))
<b>DOM/CDOM</b>	40/40	<b>Lot Acres (approx)</b>	7.0100



**School District** Nevada

**Directions** North Bloomfield to Cooper

**Public Remarks** Take a stroll thru a beautiful stunning forest. Start at the driveway at Cooper Road and follow the path that meanders lengthwise thru the 7 acres all the way to Nubian Way. This very private acreage is mostly usable, has a seasonal creek, and is just about a 10 minute drive to downtown Nevada City. Driveway and building pad are in, and a well report and perk & mantle done in 1999 is available. Owner may carry. Great opportunity here.

<b>HUD Zoning</b>	No Agricultural	<b>Auction Variable Price</b>	No
<b>Zoning Description</b>	Agricultural, Residential	<b>Probable Use</b>	No
<b>Road Surface</b>	Paved	<b>Topo-Site Desc.</b>	Single Family
<b>HOA</b>	No	<b>CC&amp;Rs</b>	Stream Seasonal, Level, Trees Many, Lot Grade Varies
<b>Sewer-Septic</b>	Perc Tested	<b>Water</b>	No
			Domestic Well Capped

**Irrigation**  
**Bonds/Asmts/Taxes**

Domestic Well, Stream Seasonal  
Unknown

**Utility**  
**Documents Available**

Elect Over 500 Ft  
Perc Test, Well-Test Potability

**Presented By:**

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