

x002437000 38000ft2



Location **Kansas**
<https://www.genclassifieds.com/x-379408-z>

FOR SALE BY OWNER - 9 (YES 9) ADJOINING LOTS located in CEDARPINES PARK, California. Geographically located Just south of Silverwood Lake and about 1 1/2 miles west of scenic Lake Gregory! This beautiful property is at the top of the San Bernardino Mountains just North of the town of CRESTLINE along Highway 18 in the San Bernardino National Forest.

The lots sit on the shady side of the mountain and are nestled around a few cabins with a paved road at the north end (Whispering Pines) of the property and a solid dirt road at the south end (Fernhill Road). These 9 lots are all adjoining and are walkable, with a very small grade (Almost Flat). When you visit these or view my pictures you will see you are not buying unbuildable garbage like so many flippers buy at the San Bernadino Tax Auctions! Utilities are available as this is not the sticks here! It is virtually impossible to find a 38,000 sq. ft. parcel of land that is basically flat anywhere in these mountains that is for sale these days.

The APN (Parcel number) is 0342-252-23-0000.

CEDARPINES PARK NO 4 BLK 10 LOTS 7 8 12 13 14 16 17 18 AND 19

The land is fully owned by myself with no leans or encumbrances and the taxes are current.

There is no sleazy slick sales person to deal with.

The pictures are as of September 2014 and since then the lots have been professionally cleaned, the stumps removed, and the trees have all been trimmed up to anywhere from 3 feet to 6 feet depending on the size of the tree.



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This Property is FOR SALE BY OWNER at WELL BELOW current market value. A real-estate agent ran a similar property between \$50,000-\$70,000. I will sell these 9 adjoining lots for \$25,000.00 and can give you up to \$5,000.00 down 3.3% OFF the down payment for \$20,000.00 WITH \$8,000.00 DOWN and a loan balance of \$12,000.00. MONTHLY PAYMENT OF: \$521.09 per Month. 15-Years @ \$521.09 per Month. PLEASE Reply BY EMAIL for a faster response OR call my PHONE NUMBER as shown ABOVE in the "CONTACT INFO" and leave a message if I don't answer and I will call you back as soon as I.

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