

Presented by Kyla Nored
Broker & Owner
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(707) 834-7979



South Railroad Avenue
Blue Lake, CA 95525



LAND MAN
RESIDENTIAL • RURAL • REAL ESTATE

Property Information

Description:

This exceptional ± 3.07 vacant acres of land is situated in the heart of the highly sought-after city of Blue Lake. Made up of four separate parcels, the property boasts a flat, open landscape adorned with picturesque pasture views, providing an inviting canvas for your future home. Its prime location places you within walking distance of all the vibrant amenities Blue Lake has to offer, including the charming brewery, Del Arte Theater, Perigot Park, roller skating rink, Mad River, the fish hatchery, Blue Lake Casino and dining options. With city water, city sewer, and PG&E readily available, these parcels are not only convenient but also equipped for modern living. Whether you envision a spacious dream home or are considering the potential for multiple units this property presents a fantastic opportunity to create a personalized sanctuary in a thriving community. Experience the perfect balance of tranquility and accessibility in this beautiful Blue Lake locale.

Parcels:

025-101-027 - ± 1.51 Acres - \$299,000

025-101-026 - ± 0.74 Acres - \$265,000

025-101-025 - ± 0.40 Acres - \$185,000

025-101-024 - ± 0.41 Acres - \$185,000

All - ± 3.07 Acres - \$900,000

Zoning:

PDR (Planned Development Residential)

City of Blue Lake Municipal Code
Title 13 Public Services 13.16.110
Sewer ~~Installation and~~ Connection Fees
Inside the City Limits
From January 20, 2024 to January 19, 2025

FOUR INCH LATERAL CONNECTION & INSTALLATION FEES INSIDE THE CITY LIMITS				
CONNECTION FEE	PROCESSING FEE	CAPITAL RESERVE FEE	CAPITAL RESERVE FEE for each additional unit	
6,355.53	698.83	1,518.99	1,518.99	

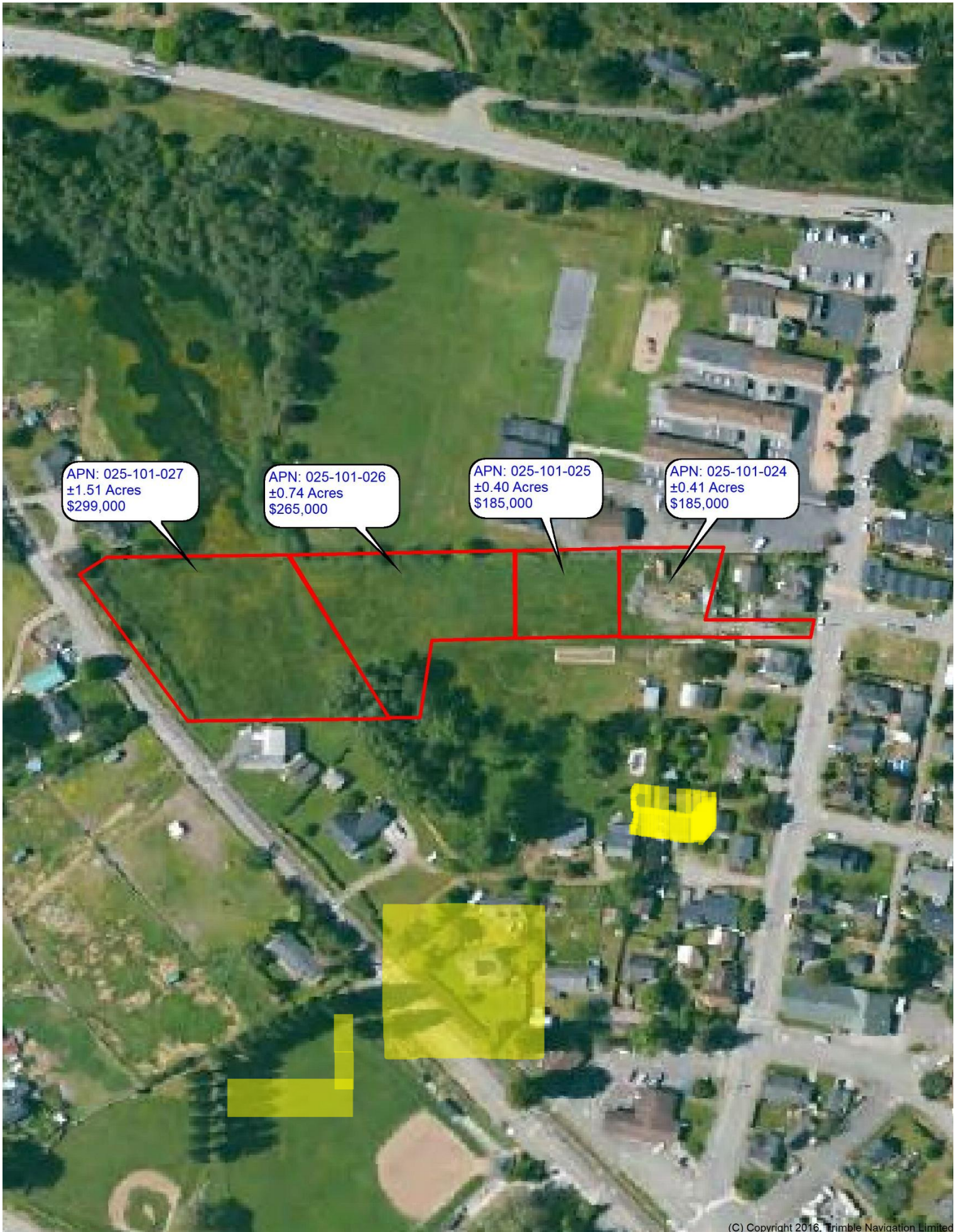
As provided in municipal code chapter 13.16.110, sewer connection fees and charges are increased effective January 20, 2024 based upon the Consumer Price Index (CPI) calculated from October 2022 to October 2023 as issued by the California Department of Industrial Relations, Division of Labor Statistics which is 3.2% (no annual increase if negative CPI).

single unit minimum cost = 8,573.35

City of Blue Lake Municipal Code
Title 13 Public Services 13.16.110
Water ~~Installation and~~ Connection Fees
Inside the City Limits
From January 20, 2024 to January 19, 2025

INPUT	NO.	SIZE	OUTPUT	CONNECTION FEE		
3/4"	1	5/8"	3/4" Single	\$3,037.91		
3/4"	1	3/4"	3/4" Single	\$3,645.53		
1"	1	1"	1" Single	\$5,468.35		
1"	2	5/8"	3/4" Dual	\$6,075.93		
1 1/2"	1	1 1/2"	1 1/2" Single	\$6,379.67		
1 1/2"	3	5/8"	3/4" Triple	\$9,113.92		
2"	1	2"	2" Single	\$10,936.65		

As provided in municipal code 13.16.110, water installation and connection fees are increased effective January 20, 2024 according to the consumer price index (CPI) calculated from October 2022 to October 2023 as issued by the California Department of Industrial Relations, Division of Labor Statistics which is 3.2% (no annual increase if negative CPI). The Turbidity Reduction Facility (TRF) fee is not increased by CPI and remains fixed.



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