

Lots and Land Client Full Report

Listings as of June 13, 2008 at 10:08 am

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ST: Sold (04/04/08)

5 Wolverine Tract 5 Ln Placerville, CA 95667

Listing Price: \$156,950

MLS#: 70060255 01RMXG07

Cross Street: Tripp Rd

Map: ECOM 237 F-3

VRP: N



Pending Date: 02/24/08
Escrow: Inter-County Title Co.
Escrow #: PV-216881-JM
Days in Escrow: 40

DOM: 167
CDOM: 167

Selling Date: 04/04/08
Selling Price: \$120,000
SP%LP: 76%
Selling Price/SqFt: \$0.55
Financing: Owner Financing

Acres: 5.010**Number of Lots:****Lot Dimensions:** Five Acres +/-**Horse Property:** Yes**Horse Amenities:****Add Living Unit:** No**Prob Use:** Single Family**Cur Use:** Bare Land**Income:** None**Crops:** None**Vegetatn:** Trees Many**Soil:****Mineral:****Rd Front:** Private Road, Road Maint Agrmt**Rd Surf:** Chip & Seal, Gravel**Topo Desc:** Building Pad, Trees Many**Site Loc:** Snow Line Below**Water:** No Well But Needed**Sewer:** Septic Needed**Area:** 12702**County:** El Dorado**APN:** 046-311-72-10**Zoning:** Res**Zone Desc:** Residential**Map Sec:****Census Tract:****Approx Elevation:****Subdivision:** Tripp Road #2**School County:** El Dorado**EL:** Mother Lode**JH:** Mother Lode**SH:** El Dorado Union High**Subtype:** Residential Lot**Minimum Bulding Sqft:****CC&Rs:** No **Bonds/Asmts/Taxes:** Unknown**B/A/T Desc:****HOA:** No**Current Rent:****Docs:** Prelim Title Report, Road Maintenance Agr, Other-Rmks**Terms:** Cash, Owner Financing**Improvmt:** None**Prim Res:** None**Add Livn:****Outbuildings:** None**Irrigatn:****Utility:** Electricity to Site, Phone to Site**Equip:** None**Special:** Other-Rmks**Misc:**

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Property Desc: WOW--THE PRICE IS RIGHT!!! Nice 5 Acres*Private*Wooded*Graded Bldg Site*Ready to Build*NO CC&R's*Owner Financing*Approx 7-8 miles from town of El Dorado*Public Report Available*See MLS for additional four 5 Acre parcels in same area.

Directions to Property: From town of El Dorado take Hwy 49 south 6.6 miles to L on Sandridge, 1.7 miles to L on Tripp Rd to Wolverine Lane.

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