

107 thru 110

Four Home Sites in Amador Pines and Silver Pointe Subdivisions Pioneer, California

	Property 107 (Lot 21)	Property 108 (Lot 22)	Property 109 (Lot 27)	Property 110 (Lot 168D)
PUBLISHED RESERVE:	\$30,000	\$30,000	\$35,000	\$15,000
LAST ASKING:	First Time Offered	First Time Offered	First Time Offered	First Time Offered
SIZE:	4.01± acres	4.54± acres	5.25± acres	1.67± acres
ZONING:	R-1 B-5	R-1 B-5	R-1 B-5	R-1



PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: These four home sites ranging in size from 1.67± to 5.25± acres are located in Amador County, a few miles outside of Pioneer in the Sierra Nevada Mountains, along Highway 88 approximately 50 miles southeast of Sacramento. One home site is located in the Amador Pines Subdivision and three are in the Silver Point Subdivision, a few miles from one another. Both subdivisions are governed by CC&Rs. Please see Supplemental Information Package.

Auction properties 107, 108 and 109 are located in the Silver Pointe Subdivision in the Mace Meadows area of Pioneer. Each home site is wooded with a sloping- to steep-terrain. Wells are installed on each lot -- no pumps -- and septic systems are required. The CC&Rs indicate that homes be a minimum of 2,500 square feet and have an attached garage, with no less than three stalls. Construction must be complete within twelve months of the commencement of construction.

Auction property 110 is located in the Amador Pines subdivision just east of the main area of Pioneer. The lot is a sloping wooded site situated along Inspiration Drive West, a narrow private road. Both a well and septic system would be required. The CC&Rs are not specific to construction specifications. The R1 zoning allows for development of a home site on a minimum lot size of 6,000 square feet.