



\$ 225,000



10599 Linton Ln, Grass Valley, CA 95949

- » MLS #: 226118876
- » Land | Lot: 3.89 acres
- » More Info: 10599LintonLnGrassValleyCA.IsForSale.com



Eric Hatch
(530) 277-3489 (Business)
eric.hatch@c21cornerstone.com
<http://www.eric Hatch real estate.com/>

Cornerstone Realty
10063 Combie Road
Auburn, CA 95602

Opportunity meets versatility- this is the one buyers wait for. Set on 3.89 flat, fully usable acres in the heart of beautiful South Nevada County, this rare parcel offers the perfect blend of privacy, convenience, and potential. Tucked away on a quiet cul-de-sac and surrounded by mature trees, you'll enjoy a peaceful, private setting while still being just a short walk to local schools and shopping. The ground work is already in motion with public water to the property, a well in place, and perc and mantle testing completed, saving time and accelerating your vision. With the potential to split into 2 parcels, this property opens the door for creative development, investment opportunities, or a multi-generational estate. Partially fenced and ready for your ideas, whether you're building your dream home, creating a private retreat, or maximizing value through a split, this property delivers flexibility and upside in a highly desirable location. Land like this with usability, privacy, and options is increasingly hard to find.

