

45.85 Acres Zoned A4 Ag Preserve

On market for the first time in 38 years

OFFERED BY:

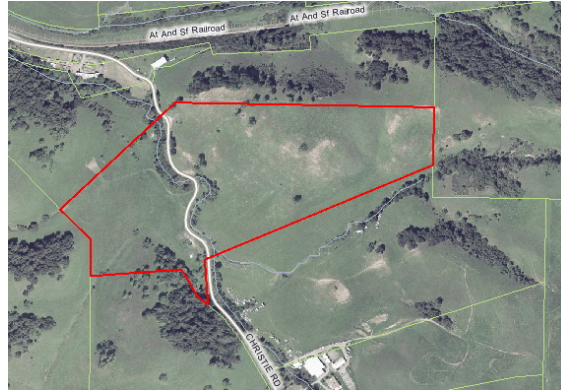


Call: Tera Coombs
916/987-6890
California Real Estate Broker
01223420

www.teradonfinancial.com

Call Tera for additional information about this property.

Thank you.



**Christie Road
Martinez, CA 94553**
Asking \$689,000
Pristine and Private
8 (+/-) acres of flat land.
**Remaining acreage gently
rolling hills.**
All usable.



Entrance to property on north side while traveling south on Christie Road from Hwy 4.



Williamson Act—SFR Development Allowed Without opting out of the Act ~ Retain tax incentive

- **Priced under market value for quick sale**
- **Currently used for cattle grazing**
- **Seasonal creek**
- **Rights of public access along Christie Rd runs with property**
- **Electricity at road**
- **No septic or perc test**
- **No well**
- **40 acre minimum zoning**
- **Convenient access to Hwy 4**
- **Located five miles west of Martinez**
- **Five miles east of Hercules**

Information provided by seller/other sources not verified by broker.
All interested persons should independently verify accuracy.