

# \$72,500 - 10 Buffalo Hill Road, Georgetown

MLS® #223113269

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## \$72,500

Bedroom, Bathroom, 423,839 sqft  
Land on 9.73 Acres

N/A, Georgetown, CA

Bring your dreams and building plans!  
Manufactured homes are allowed. Secluded setting with downslope orientation away from neighboring homes and potential for eastern views of surrounding foothills. Illinois Creek traverses thorough lower, easterly portion of the property. Offered for under \$75,000, this wooded 9.73 acres is an affordable investment. Hookup to public water is verified by utilities district and seller will negotiate credit towards costs for meter installation. This neighborhood is easily accessed via private and paved Buffalo Hill Rd with electric utilities along road. You will appreciate the quiet location and welcoming surroundings. Many recreational venues popular to El Dorado County and the Georgetown Divide to enjoy. Location is convenient walking distance to town needs! Property is an ungroomed parcel with great potential and an abundance of wildlife for the nature lover.



## Essential Information

MLS® #	223113269
Listed Price	\$72,500
Square Footage	423,839
Acres	9.73
Type	Land
Sub-Type	Residential Acreage
Status	Active

## Community Information

Address	10 Buffalo Hill Road
Area	12901
Subdivision	N/A
City	Georgetown
County	El Dorado
State	CA
Zip Code	95634

## Amenities

Utilities	See Remarks
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## Exterior

Lot Description	Dead End,Shape Regular,Stream Year Round
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## School Information

District	Black Oak Mine
Elementary	Black Oak Mine
Middle	Black Oak Mine
High	Black Oak Mine

## Lot Information

Septic Fields	Septic Needed
Water	Public,Stream Year Round,Meter Required
Development Status	Raw Land,Surveyed,Topography Map Available

## Additional Information

Date Sold	December 1st, 2023
Zoning	Single-Family

## Listing Details

Listing Office	Sierra Foothill Properties Inc
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Listings marked with V\* indicate the seller is willing to entertain offers within a Listing Price range. For example, a Price of \$140,000-\$170,000 indicates the seller will entertain offers from \$140,000 to \$170,000.

Listing information last updated on May 16th, 2024 at 11:32pm PDT

