



\$ 1,350,000



071-032 # 040-000, Cool, CA 95614

- » MLS #: 225145193
- » Land | Lot: 146.2 acres
- » More Info: 071-032040-000Cool.IsForSale.com



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

Cornerstone Realty
10063 Combie Road
Auburn, CA 95602



Prime Development Opportunity in Cool, CA! This lot is just over 146-acre located in the heart of Cool, CA, offers endless potential. Located near the junction of Hwy 49 and Hwy 193, it features 1200 feet of Hwy 49 frontage and easy access from Cherry Acres Rd. and Hwy 193. Also available next door is a 33-acre commercial parcel is perfect for future ventures, while the 146-acre residential parcel is zoned for up to 29 single-family homes. The property includes rolling hills, a seasonal stream, and an unfinished barn/tasting room. Ideal for developers and investors, this is a rare chance to create something extraordinary in a growing area!

