



\$ 159,900



858 Candy Cir, Mokelumne Hill, CA 95245

- » MLS #: 202600077
- » Land | Lot: 8.17 acres
- » More Info: 858CandyCir.lsForSale.com



Christina Acierto
209-304-6599 (Mobile)
209-920-1522 (Business)
christina.teamdc@gmail.com

Tri-Dam Realty
#6 California Street
Valley Springs, CA 95252

Located in the established Boston Yale Ranch subdivision, this 8.17-acre parcel offers a private setting on a privately maintained road. The property is well-prepared for development, featuring an engineered 4-bedroom septic system already installed, public water connected through Calaveras Public Utility District, and a temporary PG&E power pole in place. A graded building pad has been cut, saving time and upfront costs for your future build. Land lenders are available, making this a practical option for buyers looking to build. Enjoy a short drive to historic downtown Mokelumne Hill with local shops, dining, and services, as well as convenient access to the Highway 26/49 junction. A solid opportunity to build your home in a rural setting with key infrastructure already completed.