

Answers to Frequently Asked Questions

APN 0231300270 off Pine Cone Ridge, Verdi, CA

Q: Is this property in Verdi NV or Verdi CA?

A: CA

Q: Can I park an RV, camper, storage container, etc. on the land?

A: No

Q: Why is the owner selling?

A: I am the owner of the land and also the Realtor. I purchased it to “flip,” not to build.

Q: Have you seen the land in person?

A: No

Q: Are you local?

A: No

Q: Is there physical access to the land?

A: No

Q: Is there a road to the land?

A: No

Q: Is there an easement allowing legal access to the land?

A: There is mention of an easement here, highlighted in yellow:

https://www.land22.com/files/ugd/4d4691_5434530e68894daf8cfa26e71cec0587.pdf

It refers to lot 18 which is circled in red below:



Q: What additional work needs to be done to perfect the easement?

A: The new owner will need to work with the neighbor to try to record an easement in a precise location. This involves speaking to the county planning department about the width and type of easement needed, negotiation with the neighbor(s), hiring a surveyor, and possibly hiring an attorney.

Q: What is the process of arranging an easement?

A: This describes the process: <https://buyingandsellingland.com/how-to-get-access-to-a-landlocked-parcel-the-basics/>

Q: Have you attempted to arrange an easement?

A: No. I do not know the neighbors and have not communicated with any of them regarding an easement.

Q: Why haven't you attempted to arrange an easement?

A: Because it takes time and money, and I purchased this lot just to flip it.

Q: Did the previous owner attempt to arrange an easement?

A: I don't know. He didn't mention it.

Q: Will you arrange an easement before closing?

A: No

Q: Will you entertain a contingency on access?

A: No. It will take months to work through all the steps of trying to arrange an easement. It's a long-term project for the new owner.

Q: What will this land be worth after an easement is recorded?

A: Maybe something like \$120,000 to \$200,000.

Q: Will you show me the land?

A: No, I am not local. However, you can ask any agent licensed in CA to show it to you. Even though the land is in CA, you can also ask any agent licensed in NV to show it to you. If you decide to buy it, I will pay your NV agent a 3% referral fee which is equivalent to the CA commission. Or you can go any time on your own. Maps and directions here:

<https://www.land22.com/pine-cone-ridge-verdi-ca>