

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

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 California to show it to you. Or you can go any time on your own. Maps and directions here:

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