

Answers to Frequently Asked Questions

12375 and 12515 Dry Creek Rd
Middletown, CA 95461
APNs 01303119 and 01303001
1/25/25

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

A: No

Q: Have you seen the land in person?

A: No because there is no legal access

Q: Are you local?

A: No

Q: Won't the county just put in a road for me?

A: No

Q: What work needs to be done to create the easement?

A: After buying the land, the new owner will need to hire a real estate attorney. The attorney can contact the neighbors and try to negotiate an easement. For example, your attorney can see if the neighbors will agree to an easement for a fee. If unsuccessful, the attorney can then take the neighbor(s) to court to try to require an easement. Once there is an easement, you can create the physical road.

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: Has the seller attempted to arrange an easement with the neighbors?

A: Yes, but he was not successful.

Q: Will the seller arrange an easement before closing?

A: No

Q: Will you give me contact information for neighbors so I can talk to them

A: No. The reason is, based on my experience as a listing agent, I will get this question from about 20 potential buyers. It's not in the seller's best interest, or your interest as a future owner, to annoy the neighbors with 20 people, who do not own the property, reaching out to them. You'll have to take on this project with the help of your attorney after you're the legal owner.

Q: Will the seller 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: Per Zillow, 25 parcels over 100 acres, in Lake County, have sold recently. The median average selling price was approximately \$260,000. So, this land may be worth two or three times the purchase price after you arrange an easement.

Q: Will you show me the land?

A: No, I am not local and there is no legal access. Maps and directions here: <https://www.land22.com/12375-12515-dry-creek-middletown-ca>

Q: Is the seller flexible on price?

A: The agent has no information on seller flexibility. The seller will be pleased to respond to a written signed offer. The listing agent can assist you with this.

Q: Is the seller offering a commission to the buyer's agent?

A: No. But buyers are welcome to work with their own agent if they wish.

Q: What terms is the seller looking for?

A: All cash. Short escrow. No contingencies. Paramount Escrow. First American Title.

Q: Is there a sign on the parcel?

A: No

Q: How will I find the parcel?

A: Use the longitude and latitude mentioned marketing materials. Drop those coordinates into Google Maps, just like an address. Maps here: <https://www.land22.com/12375-12515-dry-creek-middletown-ca>

Q: Is there a survey?

A: No

Q: If the corners aren't marked, how will I know what I am buying?

A: The legal description, provided by the title company during escrow, will state in proper legal language what you are buying.

Q: Are there any flat areas?

A: The land is mostly sloped but there are a few small flattish areas.

Q: Are there any utilities?

A: No

Q: What is the zoning? What can I do with this land?

A: There is a link to zoning details posted here: <http://www.land22.com/12375-12515-dry-creek-middletown-ca>

If you need more information about allowed uses, contact the County here:
<https://www.lakecountyca.gov/459/Planning>

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

A: Yes, after you arrange legal and physical access

Q: What is the tax assessed value?

A: The larger parcel has a tax assessed value of \$80,944. The smaller parcel has a value of \$27,451.

Q: How much are the taxes?

A: On the larger parcel, the property taxes are \$1,158 annually. On the smaller parcel, \$554 annually.

Q: Are there any liens or back taxes owed?

A: No. But if there were, the seller would pay them, and the buyer would not pay them.

Q: What about closing costs?

A: Buyer and seller will divide these. The buyer's portion will be approximately, but not exactly, \$2500.

Q: Is the creek year-round?

A: We don't know

Q: Do you have additional photos?

A: No because it's not possible to access the land

Q: What are the MLS numbers?

A: CRMLS IV25018332, MetroList 325006685

Q: Do you have any additional information?

A: No, sorry