

STROMER REALTY COMPANY OF CALIFORNIA



110.12 +/- ACRES
BUTTE COUNTY, CA
Lic. 01050665

Stromer Realty Company of California
Logan Taylor | DRE # 2062799
530.701.2680 (m) | logan@stromerrealty.com



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



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PROPERTY DETAILS

Homesite, lumber, and cattle land

LOCATION DETAILS

The ranch is located less than 10 miles north of Oroville, CA. The property is only a 20-minute drive from Highway 70. Located on Oregon Gulch Road, directly across the road from the historic Oregon City School.

ACCESSOR NUMBER

#041-270-007-000 (1.12)

#041-260-007-000 (109 Acres)

WATER

Neighboring properties are clear indicators that this area has a phenomenal groundwater supply. With the help of a local well drilling company, you could have access to plenty of water. The most notable water feature is the seasonal creek that flows through the property.

RANGELAND

This property would make an ideal cattle ranch. The fertile soils and abundant rain make for quite the feed source. With most of the fencing already in place, this is almost a turnkey operation.

COMMENTS

This is the perfect location to build a home and have enough firewood to last you a lifetime. You could buy this property today and start building the ranchette of your dreams tomorrow. It's a blank canvas, giving you the opportunity to build exactly how you've always wanted it. Look at the pictures and see for yourself... the possibilities are endless! If you want something other than beef for dinner, you're in luck. This ranch has deer, turkey, and quail.

PRICE

\$239,000 (\$2,170 per acre)



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