



— **RANCH REALTORS** —
SPECIALIZING IN AGRICULTURAL REAL ESTATE SINCE 1947
www.stromerrealty.com

Lic.01050665
591 Colusa Avenue
Yuba City, California U.S.A. 95991
(530) 671-2770 • Fax (530) 674-0651

45 Acres
Commercial Property
APN 030-230-098-000
Oroville, CA Butte County

Stromer Realty Company of California
591 Colusa Ave., Yuba City, CA 95991
Phone: (530) 671-2770 Fax: (530) 674-0651


Commercial Property
45 Assessed Acres
Butte County, CA

LOCATION:	This property is located on highway 162, just across the road from the Oroville airport. The property is approximately 2 miles west of Highway 99 and only 70 miles north of Sacramento.
APN:	#030-230-098-000
ZONING:	Airport Business Park
DESCRIPTION:	Currently this is vacant, undeveloped land. This property is not leveled. The highest point is 232' and the lowest point is 194' elevation, this property could be considered mild rolling hills. It is on the edge of a subdivision.
SOIL:	Soils map attached. All of the soil on this property is of excellent quality. Our research has shown that it is 100% class one soil, meaning it is suitable for all crops that the climate permits.
COMMENTS:	This ground has many opportunities. It could possibly be developed into a small farming operation, a successful industrial park, housing, and many more options. Oroville experienced growth over 20% in 2019, meaning this is the fastest growing city north of Sacramento.
PRICE:	\$225,000 (\$5,000 per acre)

Contact:
Harvey Ramirez
530-671-2770 Office
530-682-6781 Cell
harvey@cagoldrealty.com

Commercial Property - Oroville
Butte County, California, 45 AC +/-



 Boundary





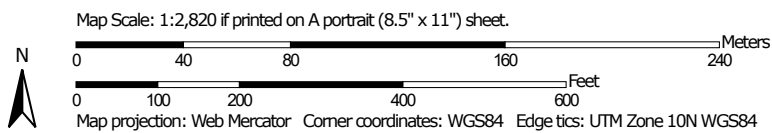




California Revised Storie Index (CA)—Butte Area, California, Parts of Butte and Plumas Counties



Soil Map may not be valid at this scale.



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
603	Oroville-Thermalito-Fernandez-Thompsonflat complex, 0 to 9 percent slopes	Grade 1 - Excellent	Fernandez, sandy loam (15%)	42.7	100.0%
			Thompsonflat, fine sandy loam (15%)		
Totals for Area of Interest				42.7	100.0%