

Development Land For Sale



PROPERTY NOTES

Price	\$1,255,000
Property Address	Luther Rd Live Oak, CA 95953
Lot Size	±12.55 Acres
APN #	06-600-013 and 06-600-004
Zoned	R-1 (2-6 Units per acre) Minimum lot size 6,000 sqft
County	Sutter

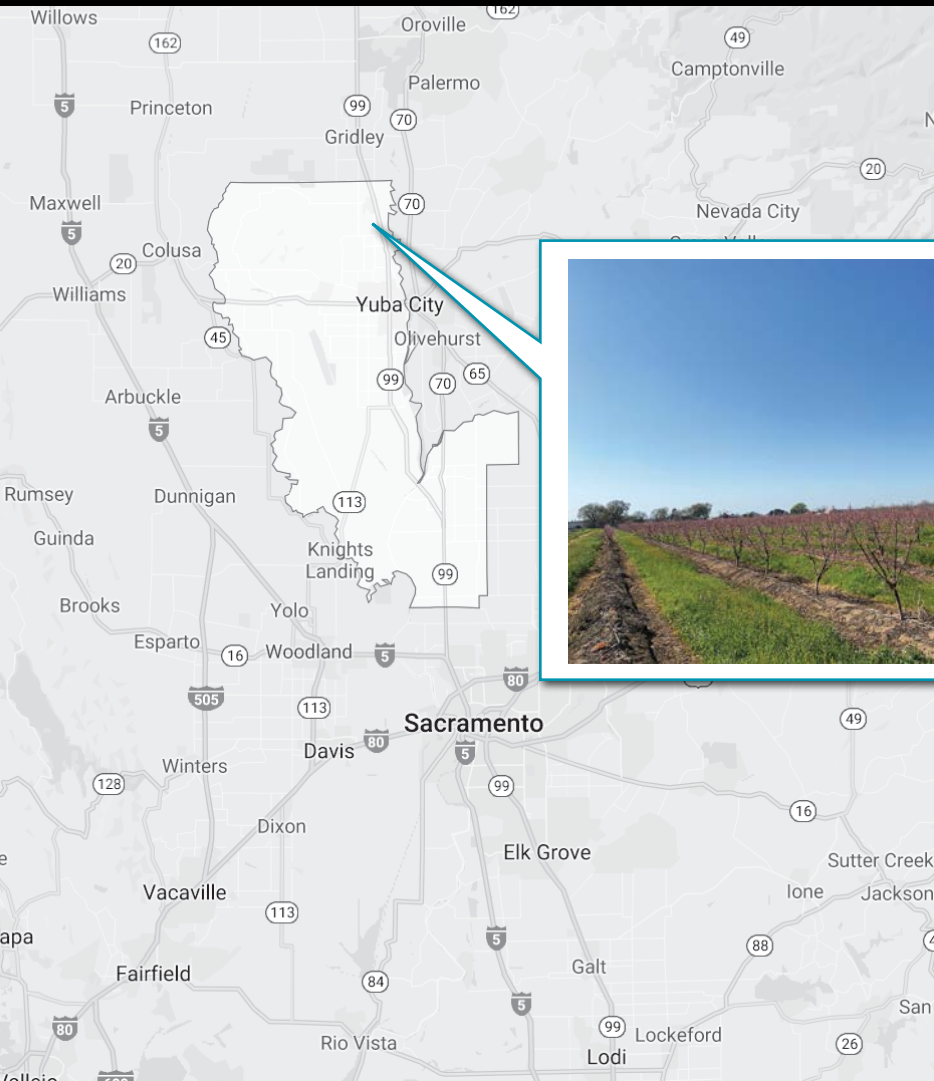
Potential for single family home development

PROPERTY SUMMARY

Excellent development opportunity of ±12 acres (two parcels) located in the City of Live Oak planned area of growth. The property is neighboring to a new sub-division by K Hovnanian homes. The demand has increased for new housing in Yuba/Sutter counties with very low inventory of developed lots remain. Property is located 50 minutes north of Sacramento and 30 minutes South of Chico. Close proximity to schools and HWY 99. City infrastructure located near the site (water, sewer and storm drainage). At one point a tentative map was approved.



LOCATION OVERVIEW

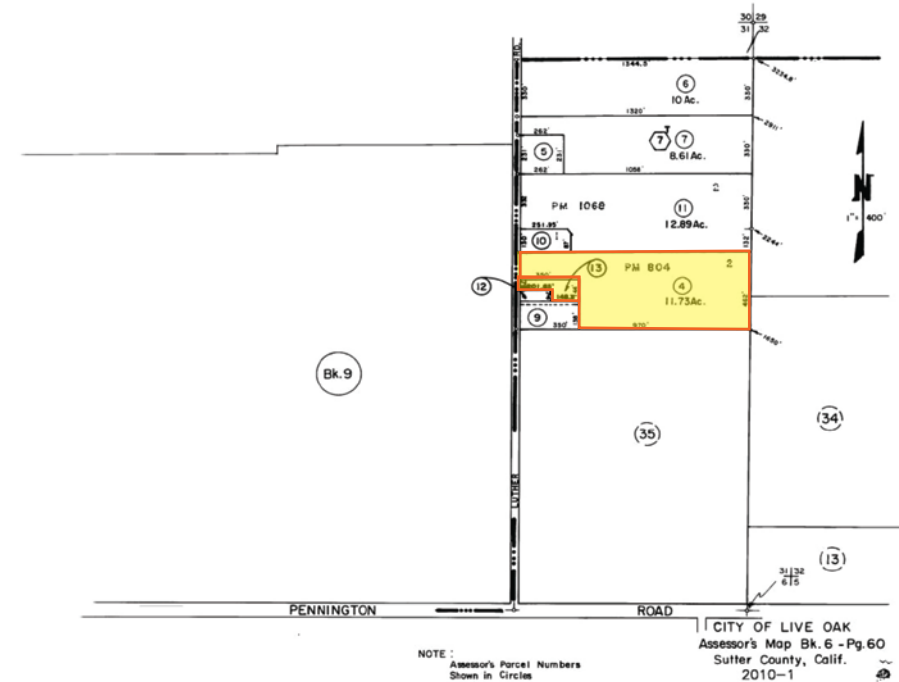


Live Oak, CA is a great small farming town located in Sutter County. With a population of 8,700 you still have a suburban rural feel. It's very affordable to live in and a quick access to HWY 99 makes it easy to get to major cities.

POR. SEC. 31, T. 17 N., R. 3 E., M.D.B. & M.

Tax Area Code 2-012

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