



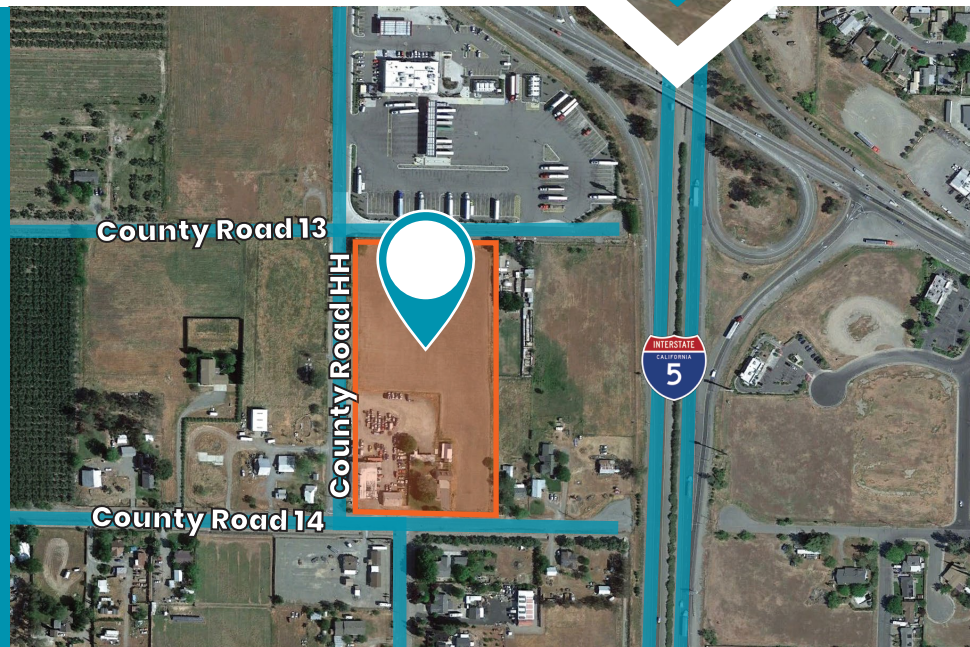
**7.82 ACRES
FOR SALE**

6400 County Road HH
Orland, CA 95963

APN #
045-170-013

PROPERTY AT A GLANCE

- **Address:** 6400 County Road HH, Orland, CA 95963
- **Year Built:** 1930
- **Bldg. Size:** 1,024 sq ft
- **Lot Size:** 7.82 ac / 340,639 sq ft
- **Parking:** Garage / 5 spaces
- **Zoning:** SC
- **APN:** 045-170-013



FOR MORE INFORMATION, CONTACT:



Dan Ashby
Broker | BRE 01964257
916.716.3015
danashby@sutterequities.com



CONFIDENTIALITY DISCLAIMER

The information contained in this marketing brochure ("Materials") is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Sutter Equities ("Agent"). The materials are intended to be used for the sole purpose of preliminary evaluation of the subject property ("Property") for potential purchase.

The materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers enable them to establish a preliminary level of interest in potential purchase of the property. The materials are not to be considered fact. The information contained in materials is not substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

The information contained in the materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the materials. Agent makes no representation or warranty regarding the property including, but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality for the land and improvements; presence or absence of contamination substances (PCB's, asbestos, mold, etc); Compliance with laws and regulations (local, state, and federal). Any prospective buyer must independently investigate and verify all of the information set forth in the materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the materials and/or investigating and evaluating the property. By receiving the materials, you are agreeing to the Confidentiality and Disclaimer set forth herein.