

# STROMER REALTY COMPANY OF CALIFORNIA



Oak Grove  
117-Single Family Mapped Lots  
Live Oak, CA  
Lic. 01050665

***Stromer Realty Company of California***  
***Aaron Pamma | DRE # 02095577***  
***530.300.6593 (m) | aaron@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](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Aaron Pamma | DRE # 02095577**

**530.300.6593 (m) | aaron@stromerrealty.com**

**LOCATION:** The property is in Live Oak, California which is approximately 50 miles north of our state capitol Sacramento. (Aerial map attached).

**APN:**

- 06-640-009
- 06-640-013
- 06-640-014

**DESCRIPTION:** The subject property consists of 28.8 +/- assessed acres. The property is currently planted to mature walnut trees with excellent production. (Production record available upon request). Bordering the property is new development with four different subdivisions having the potential to develop. The subject property is one mile off state route HWY 99.

**Tentative Map:** This property is approved for 117-single family lots. (Tentative map attached).

**COMMENTS:** Great building opportunity! Live Oak has been one of the few places in Sutter County with consistent growth and development over the last 15 years. The low development fees and proximity of K-12 schools makes this property even more attractive. Don't miss this chance to own 117 approved lots in a prime location that is income-producing and has the potential of future development! The property has multiple access points from Pennington Road and Apricot Street.

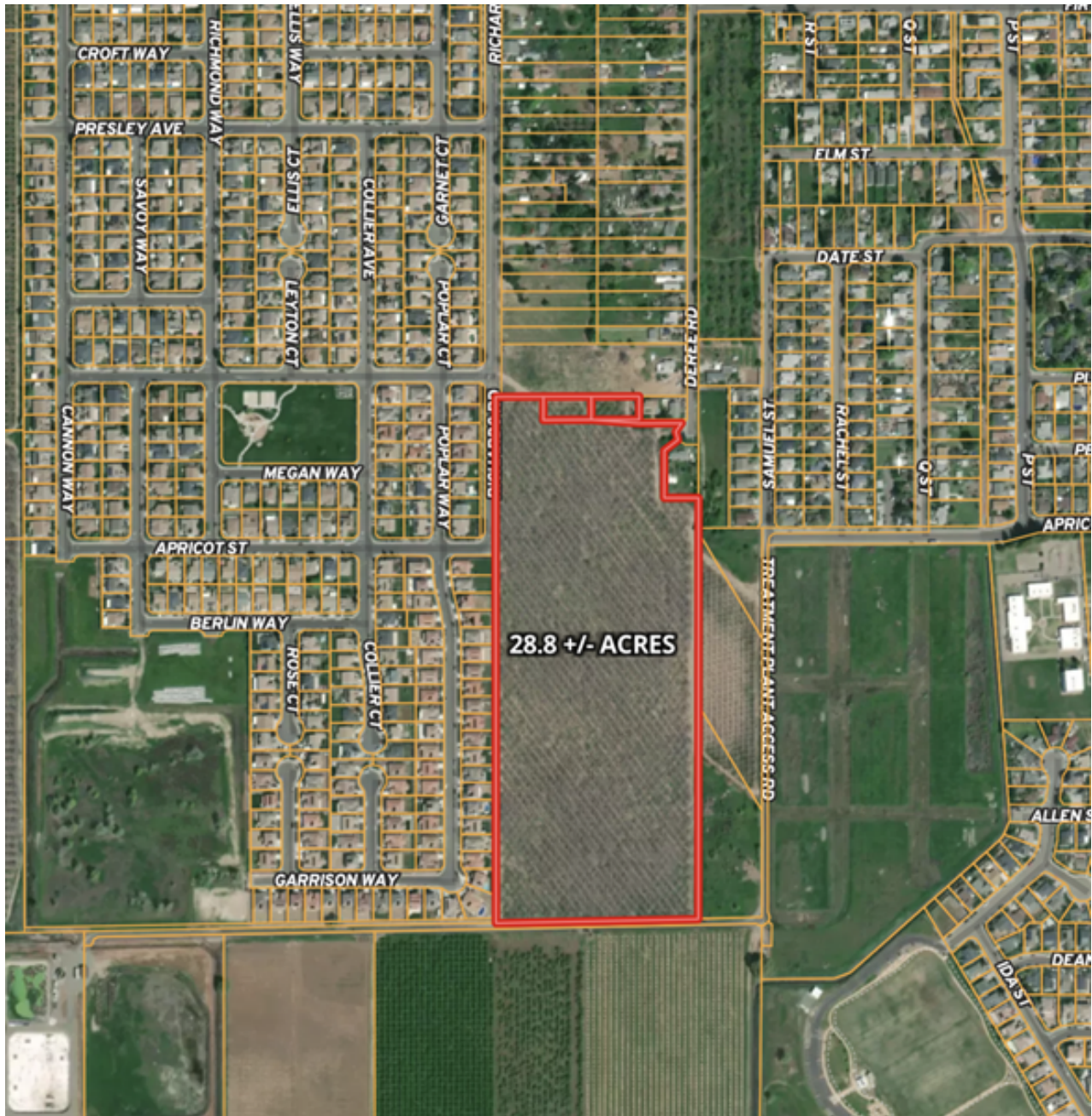
**PRICE: \$2,691,000 (\$23,000 per tentative lot)**



**Stromer Realty Company of California**

**Aaron Pamma | DRE # 02095577**

**530.300.6593 (m) | aaron@stromerrealty.com**



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

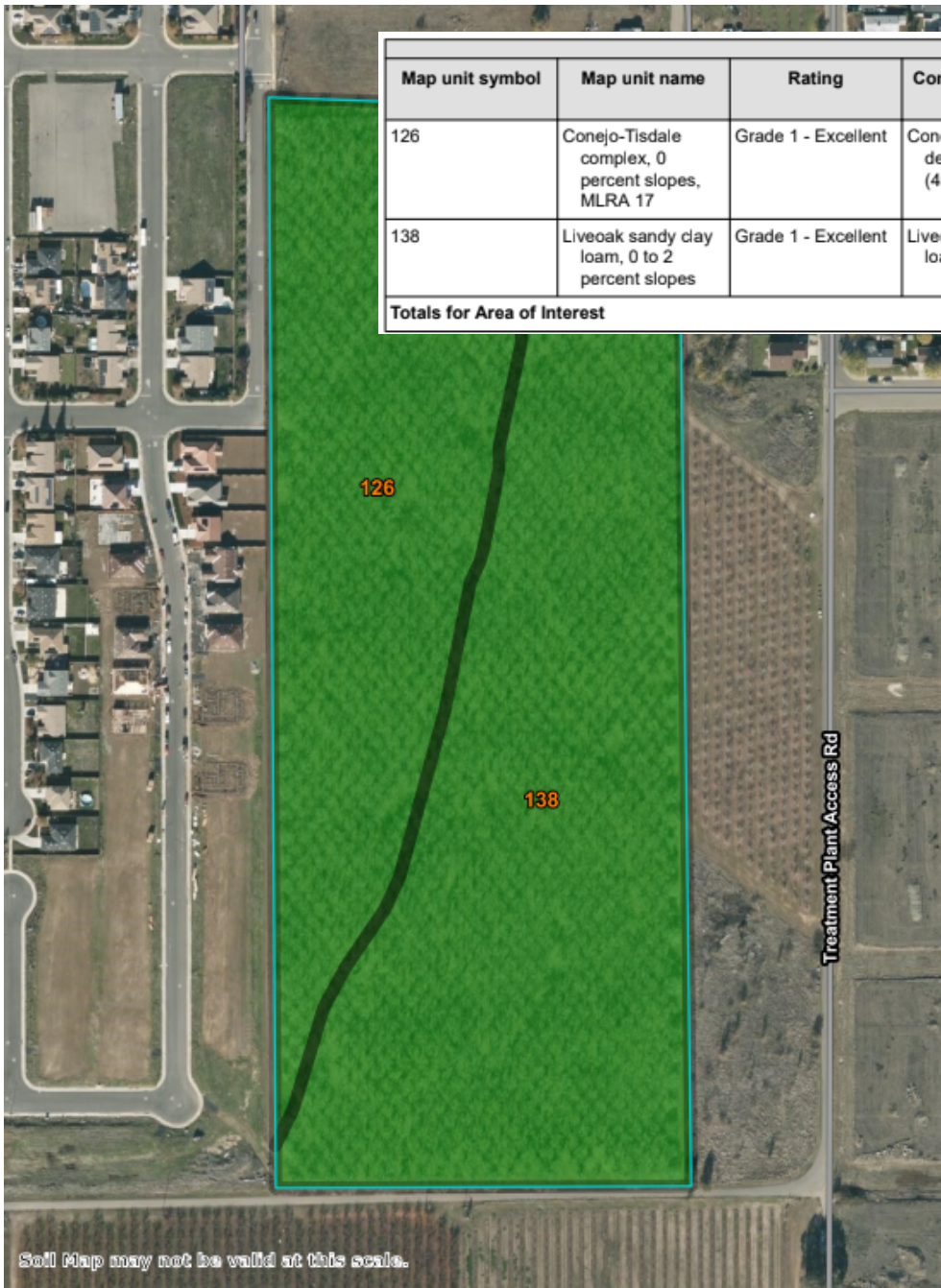
591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | [www.stromerrealty.com](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Aaron Pamma | DRE # 02095577**

**530.300.6593 (m) | aaron@stromerrealty.com**

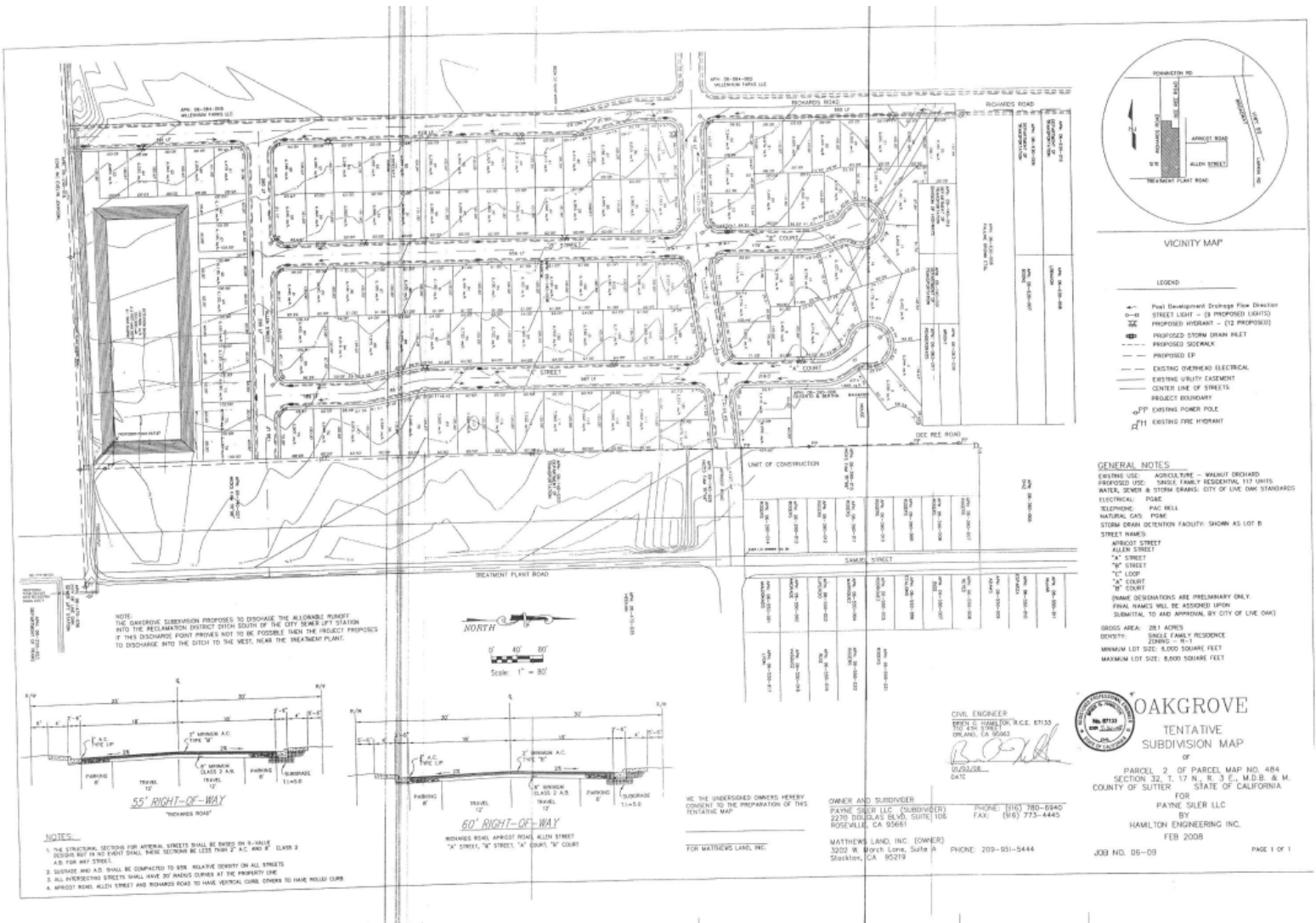


The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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



**Stromer Realty Company of California**  
**Aaron Pamma | DRE # 02095577**  
**530.300.6593 (m) | aaron@stromerrealty.com**



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



*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](http://www.stromerrealty.com)