

# STROMER REALTY COMPANY OF CALIFORNIA



100.75 ACRES  
Range Land & A House  
Browns Valley, CA  
Lic. 01050665



*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***

***Nick Wallander | DRE # 02167571***

***530.588.1430 (m) | nick@stromerrealty.com***

**LOCATION:** The property is located at 7277 Oat Hills Road in Browns Valley, CA 95918. It's only a 30-minute drive from Yuba City.

**APNS:** 044-310-014 & 044-310-015

**WATER:** The property has a well, 2 year around streams, and access to water from both Browns Valley Irrigation and Yuba County Water Agency.

**PROPERTY FEATURES:**

- Two Parcels
- 100.75 Accessed Acres
- 1404 sq.ft
  - 3 Bedrooms
  - 2 Bathrooms
  - Large Porch
- 1200 sq.ft Well Built Shop
  - With Power

**COMMENTS:** This property has great potential to be your new homestead and it's perfect for raising farm animals. Water will never be a problem with these parcels having a well, two streams, and being located in two water districts. The cute house, large shop, and lots of land is a great combo for any family. The seller has agreed to remove all lose items in the house and yard at close of escrow. Contact us to learn how you can become the owner of this amazing ranch!

**PRICE: \$735,000**





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