

# STROMER REALTY COMPANY OF CALIFORNIA



1.62 Acres  
Eager Road, Live Oak, CA  
Sutter County  
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)

**Sean Stromer**  
**530.713.5000(m)**  
**sean@stromerrealty.com**  
**DRE # 01307776**



**Harvey Ramirez**  
**530.682.6781 (m)**  
**harvey@cagoldrealty.com**  
**DRE # 01915337**

**LOCATION:** The property is located at 1683 Eager Road in Live Oak, California. Only a seven-minute car ride from Yuba City.

**ACRES:** 1.62 acres

**APN:** 10-220-062

**IMPROVEMENTS:**

- One well
  - inspected and treated by Superior Well
- PG&E
  - As far as we know the seller has spoken to PG&E and there is power available to the property.

**COMMENTS:** Build your dream home in the perfect location. Imagine being able to look at the smallest mountain range in the world just outside your doorstep. The location is just outside of the hustle and bustle of a seemingly crowded Yuba City, yet far enough away to feel like you are in the country. Also close enough to go back to the store to grab milk or whatever you may have forgotten about at the moment. Don't miss out on this rare location!

**PRICE: \$350,000**

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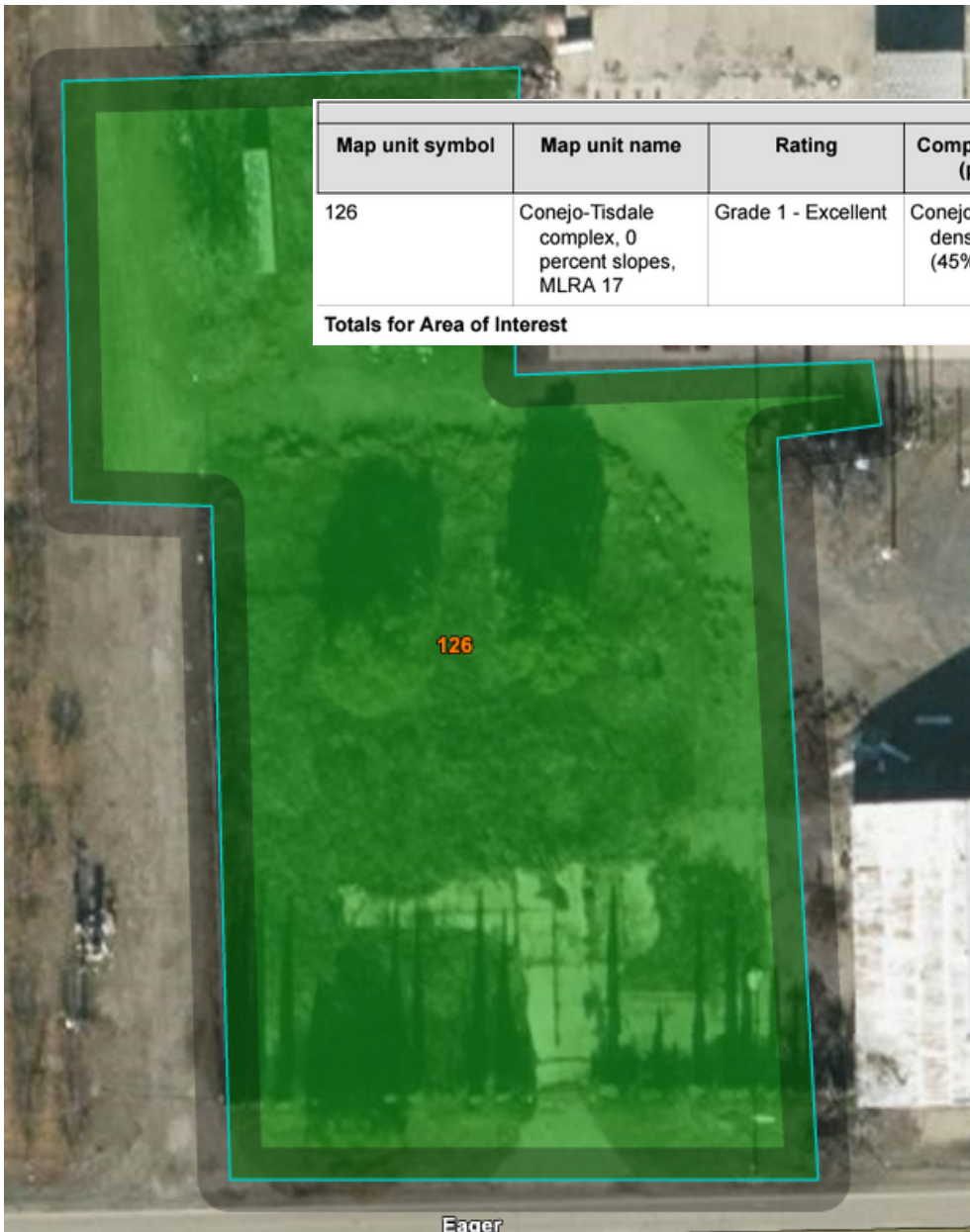
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam, dense substratum (45%)	1.6	100.0%
<b>Totals for Area of Interest</b>				<b>1.6</b>	<b>100.0%</b>

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