

STROMER REALTY COMPANY OF CALIFORNIA



221 ACRES
Range Land
13447 County Rd. 270
Oregon House, CA 95962
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



Stromer Realty Company of California

Sean Stromer | DRE # 01307776

530.713.5000 (m) | sean@stromerrealty.com

LOCATION: The property is located off of Marysville Road in Oregon House, California. It abuts Collins Lake which is a very popular destination for camping, boating, and fishing.

APNS: 044-110-062.

DESCRIPTION: The property totals 221-acres. The seller has developed beautifully maintained roads throughout the property which lead to other parts of the property with breathtaking views. Building this type of road system now would cost a small fortune due to the rising costs of labor and materials. The property's perimeter is fenced and there is electricity available.

INGRESS/EGRESS: The property is easily accessible through County Road 270 which is off of Marysville Road.

CATTLE GRAZING: The property can support up to 100 head of cattle.

WATER: Water and utilities are on site. There are two wells on the property which produce 60gpm and 14gpm respectfully. There is also a pond and four springs located on the ranch. According to the seller, the large well has the ability to produce more water.

RECREATION: The property has an abundance of deer, turkey, and quail for those who like to hunt. There is a pond for fishing and Collins Lake is a short drive away.

PRICE: \$884,000 (\$4,000 per acre)
Or Best Offer



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SUBDIVISION POTENTIAL: The property is zoned for 20 acre minimum parcel sites. If a buyer meets all the county requirements, then it may be possible to split the property into 20 acre lot sizes.

FINANCING: Cash or the seller is willing to carry. (Call agent for more information)

COMMENTS: Build your dream home or vacation home on this one of a kind property. This property neighbors Collins Lake which is well known for its fishing, boating, camping, nature and wildlife. Each lot is strategically placed to maximize the panoramic views that this property has to offer. There aren't many properties like this for sale which makes this a unique property. Call the office for additional information regarding the owner financing and if you would like to set up an appointment for a tour of the property. (By appointment only).

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