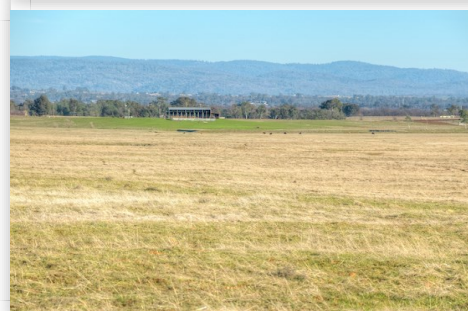
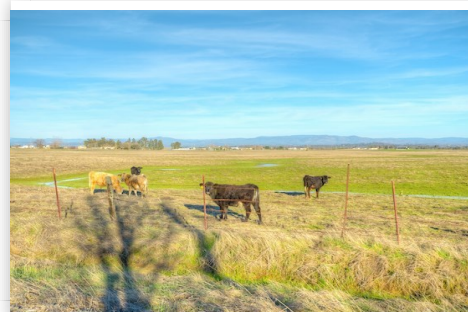
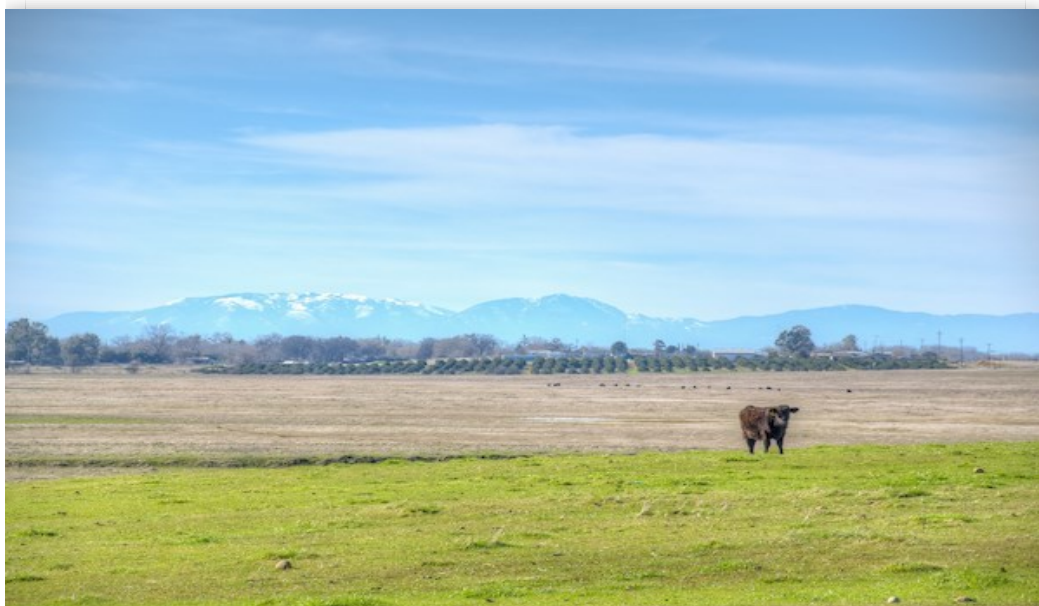


\$1,860,000

Oroville Cattle Land Development Opportunity

155 AC For Sale

MLS # 04091-89654



MLS# : 04091-89654

Price : \$1,860,000

Type : Ranches

Size : 155 Acres

Address : 00 Lone Tree Road , Oroville , California , 95966

FEATURES

- ✓ Development Land For Sale
- ✓ Large Scale Water Ponds
- ✓ Oroville Land For Sale
- ✓ Ag Well & Power
- ✓ Ranch Land For Sale Oroville
- ✓ Large Pole Barn
- ✓ Cattle Ranch Oroville For Sale
- ✓ 160 Acres Zoned AG20 For Sale

ABOUT THE PROPERTY

Vineyard, Winery, Cattle Ranch, Country Development idea? Large Scale Serene 155+/- Acre land Parcel fronting 3 main roads. Currently used for large scale cow grazing, with an ag well in place. 600+/- Gallons Per minute when well was drilled in 1978 per owner; buyer to test to satisfy current GPM rating if desired. Quiet location surrounded by blue skies, mountain views and a country atmosphere. Fully fenced property on all 4 sides. A few large scale water ponds including two existing at about an acre in size each. Large pole barn and corral area. Power pole and transformers on site adjacent to well. Large scale holding ponds once intended for raising fish. Property is zoned AG20 allowing for ranch home or custom home style development in lots of 20 acres minimum in size or more. As well as a string of other unique possibilities like Vineyards, Orchard, Row Crops, etc. See potential land use PDF attached and overview below. Some items permitted or conditionally permitted on this land include: Agricultural Processing, Animal Grazing, Animal Processing, Crop Cultivation, Feed Store, Stables Public & Private, Agricultural Worker Housing Center, Clubs, Lodges & Private Meeting Halls, Farm Airstrips, Aerial Application & Support Services, Nursery Wholesale, Cultural Institutions, Animal Services, Agricultural Product Sales, & SEC 24-175 – Winery, Olive Oil, Fruit and Nut, Micro-Brewery, and Micro-Distillery Production Facilities including Growing and harvesting grapes, olives, fruit and nuts, and other products suitable for wine, olive processing and other products. One single-family home and one second unit is permitted on each legally established parcel within the AG zone, and residential uses for agricultural employees are permitted as an accessory use within the AG zone. Located in the Northern Sacramento Valley at the base of the Sierra Nevada Mountains. About 2/10ths of a mile from Highway 70. North of Sacramento by about an hour+. Just south of the City of Oroville by a few miles. Within close proximity to beautiful Lake Oroville, one of California's Largest Reservoirs as well as minutes to

CONTACT US

MARIO GATTAVARA

BROKER

📞 (530) 588-8373

✉ marioisrealstate@yahoo.com

🏠 Lifestyle Properties & Land Co

📍 2060 3rd Street, Building
A, Oroville, California, United States,
95965

The Forebay and The Afterbay for boating, fishing, water sports and recreational purposes.
Views of the Sierra Nevada Mountains, Coastal Range Mountains & Sutter Buttes.