

STROMER REALTY COMPANY OF CALIFORNIA



22.83 ACRES

AGRICULTURAL PROPERTY & HOMESTEAD
LIVE OAK, CA
Lic. 01050665

Stromer Realty Company of California

Logan Taylor | DRE # 2062799

530.701.2680 (m) | logan@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



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LOCATION

7985 Kent Avenue, Live Oak, CA

APN

#09-305-001

#09-305-003

#10-045-001

*These are inseparable parcels.

EGRESS/INGRESS

This property has access from Kent Avenue and Paseo Avenue.

ZONING

These parcels are zoned AG-20.

DESCRIPTION

This property features a beautiful 22.83 acres. 19.83 acres of this property have fertile soils, suitable for any crop the climate permits. There is a 1,584 square foot house with a detached three-car garage. Additionally, there are shops and other structures on the property. There are also +/- 6 acres of mature walnut trees.

SOIL

The soil is of excellent quality. Excluding the 3 acres in the river bottoms, this property is entirely class one soil. It is known as the Conejo-Tisdale complex.

WATER

The Butte Water District provides water to this property. Butte Water District is known for its abundant supply and affordable water price. There is a domestic well that supplies water for the home.

COMMENTS

The property also features 3 acres of ground bordering the Feather River. This is a rare piece of property with private access to the river!

PRICE

\$800,000 for 22.83 Acres

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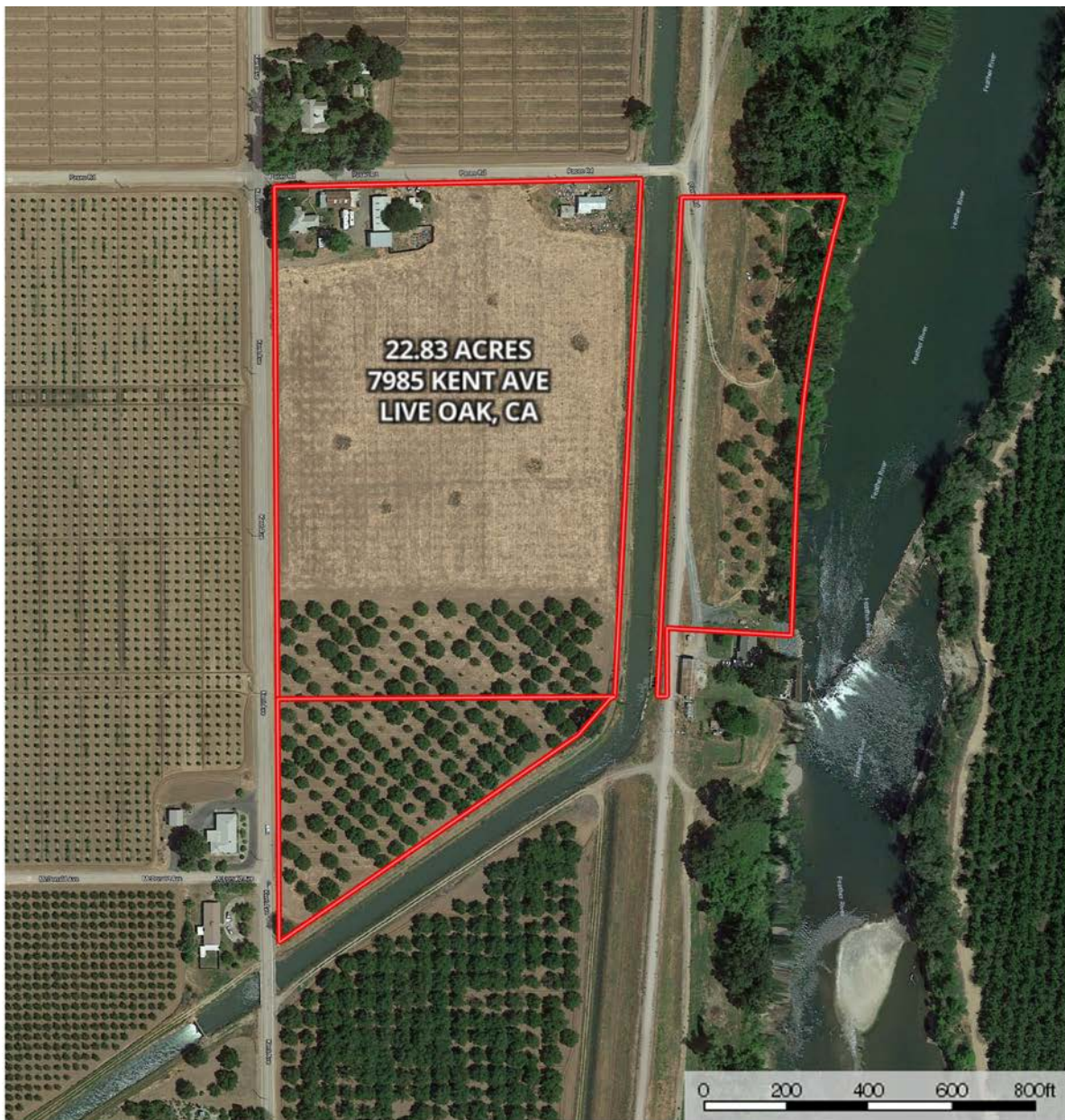
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 Boundary

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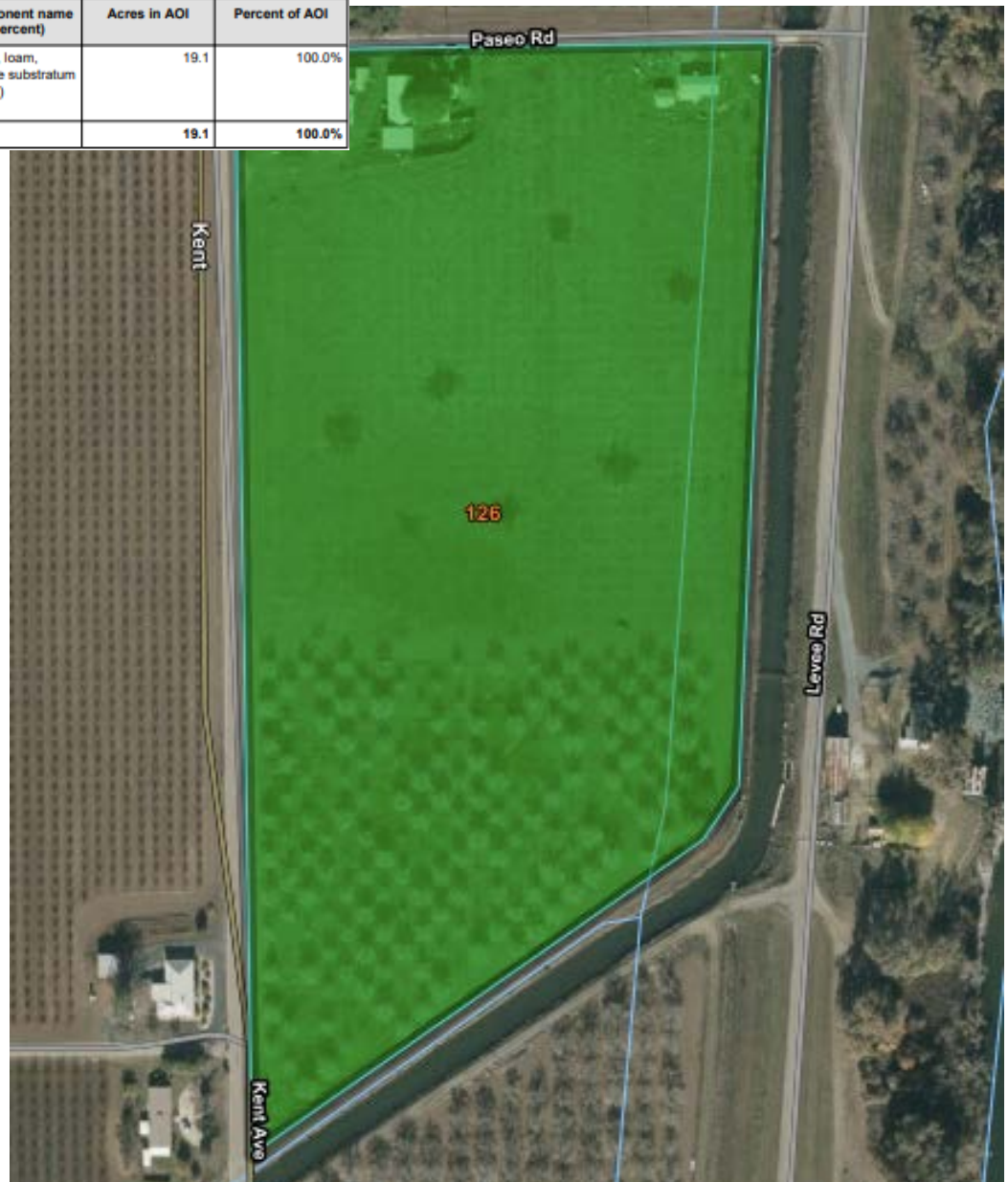


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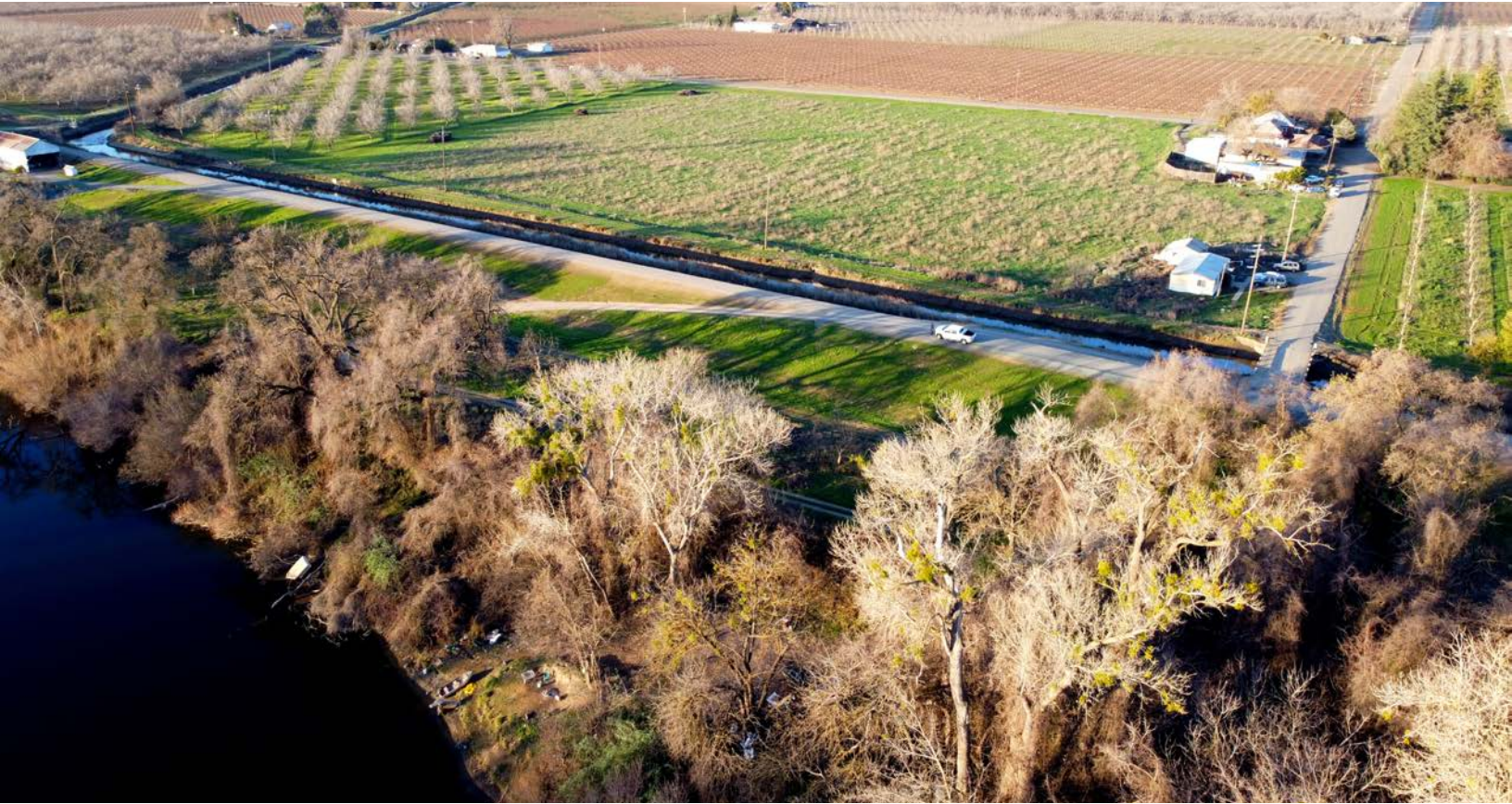
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam, dense substratum (45%)	19.1	100.0%
Totals for Area of Interest				19.1	100.0%



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