

STROMER REALTY COMPANY OF CALIFORNIA



4.65 ACRES

Bare Ground & Potential Homesite

2190 Louis Ave. Palermo, CA 95968

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

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com

LOCATION: The property is located at 2190 Louis Avenue in Palermo, California. Only a 2 minute drive from the heart of Palermo and a 13 minute drive from downtown Oroville.

APN: 026-230-019 (Butte County)

DESCRIPTION: This property features 4.65 acres of flat, open ground that is ready for a home to be built.

WATER: The property has a well casing, but it currently lacks power. There is a submersible motor inside the casing, but its condition is unknown.

TAXES: The taxes will be 1.1% of the purchase price upon the closing of escrow.

SOILS: The property is comprised entirely of Perkins Gravely Loam a class two soil. (See attached soils map for more information)

COMMENTS: Discover an incredible opportunity to own 4.65 acre of beautiful, untouched land in Palermo, California. This spacious property is a blank canvas, ready for you to create your dream home or private retreat. Surrounded by stunning nature, you'll enjoy breathtaking views and endless outdoor activities. With convenient access to amenities and services, this investment is both rewarding and valuable. Don't miss out on this rare chance to own a piece of paradise in Palermo. Act now and make your dreams come true!

PRICE: \$65,000



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| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|--|----------------|------------------------------|--------------|----------------|
| 290 | Perkins gravelly loam, 0 to 2 percent slopes | Grade 2 - Good | Perkins, gravelly loam (90%) | 5.0 | 100.0% |
| Totals for Area of Interest | | | | 5.0 | 100.0% |



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