

COMMERCIAL PROPERTY REPORT

6560 Breuner Ave, Arbuckle, CA 95912

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Presented by

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6560 Breuner Ave, Arbuckle, CA 95912

● Active

* Price Change: 3/16/2023

List Price

\$590,000

Active Date: 3/16/2023

Listing ID: 41021759

Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	-	Land
Property Subtype	-	Comm Lots And Land
Lot Size	-	20.5 acres

Extended Property Facts

Interior Features

Utilities	Electricity
Water	Irrigation, Water - Public, Water District

Exterior Features

Lot Size Features	Level , Paved
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Location Details

Directions to Property	Wildwood to Breuner Ave.
Cross Streets	Wildwood Rd
Zoning	E-A
Mineral Rights	Yes

Land Listing Details

Listing ID	41021759
Listing Source	camax-n
Mineral Rights	Yes

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Listing Facts and Details

Listing Details

Listing ID: 41021759

Listing Agreement Type: Exclusive Right to Sell(ER)

Listing Source: Contra Costa Association of REALTORS®#174; **Possession:** COE

Original List Price: \$690,000

Showing Instructions: Shown by appointment only, Do Not Enter property. Contact LA for appointments /questions. Kris Vigna 925-628-2500.

Original List Date: 3/16/2023

Current List Price: \$590,000

Utilities: Electricity

Details:

Price Improvement!!20 Acres of Agricultural Land in Arbuckle, CA. This property consists of two 10-acre legal parcels on the south side of Breuner Ave. .6 miles west of Wildwood Road, just 35 minutes from the Sacramento Airport. This property has 18 acres of almond orchards producing at economic levels. The trees range in age from 14th to 23rd leaf. Soils are primarily Class II types. Irrigation water is from the Colusa County Water District with double drip irrigation throughout the orchards. There is a huge shop, approx. 2,700 sqf, with pull through Bay doors perfect for equipment storage or workshop. Build site on the property next to the orchards and shop. So much potential here to expand on this beautiful 20 acres!

Price Change History

Change Date	Description	New List Price	% Change
6/2/2023	Price Change	\$590,000	-14.49%
3/16/2023	Active	\$690,000	-

Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos

