

STROMER REALTY COMPANY OF CALIFORNIA



44.78 ACRES (M/L)
Bare Ground
Derby Road
Red Bluff, Ca 96080
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

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

LOCATION: The property is situated on Derby Road in Red Bluff, California.

APNs: Three contiguous parcels totaling 44.78 acres:

- 027-140-031 (2.61 Acres)
- 027-140-033 (1.99 Acres)
- 027-140-034 (40.18 Acres)

DESCRIPTION: This 44.78-acre site is ideally positioned near shopping, schools, the town center, Interstate 5, Highway 99, and the Sacramento River—making it an excellent opportunity for residential subdivision development. The land is flat, open, and offers scenic views of the surrounding rolling hills. Adequate sewer and water capacity are available, and there is strong demand in the area for finished lots. The property is bordered by established residential neighborhoods on all sides.

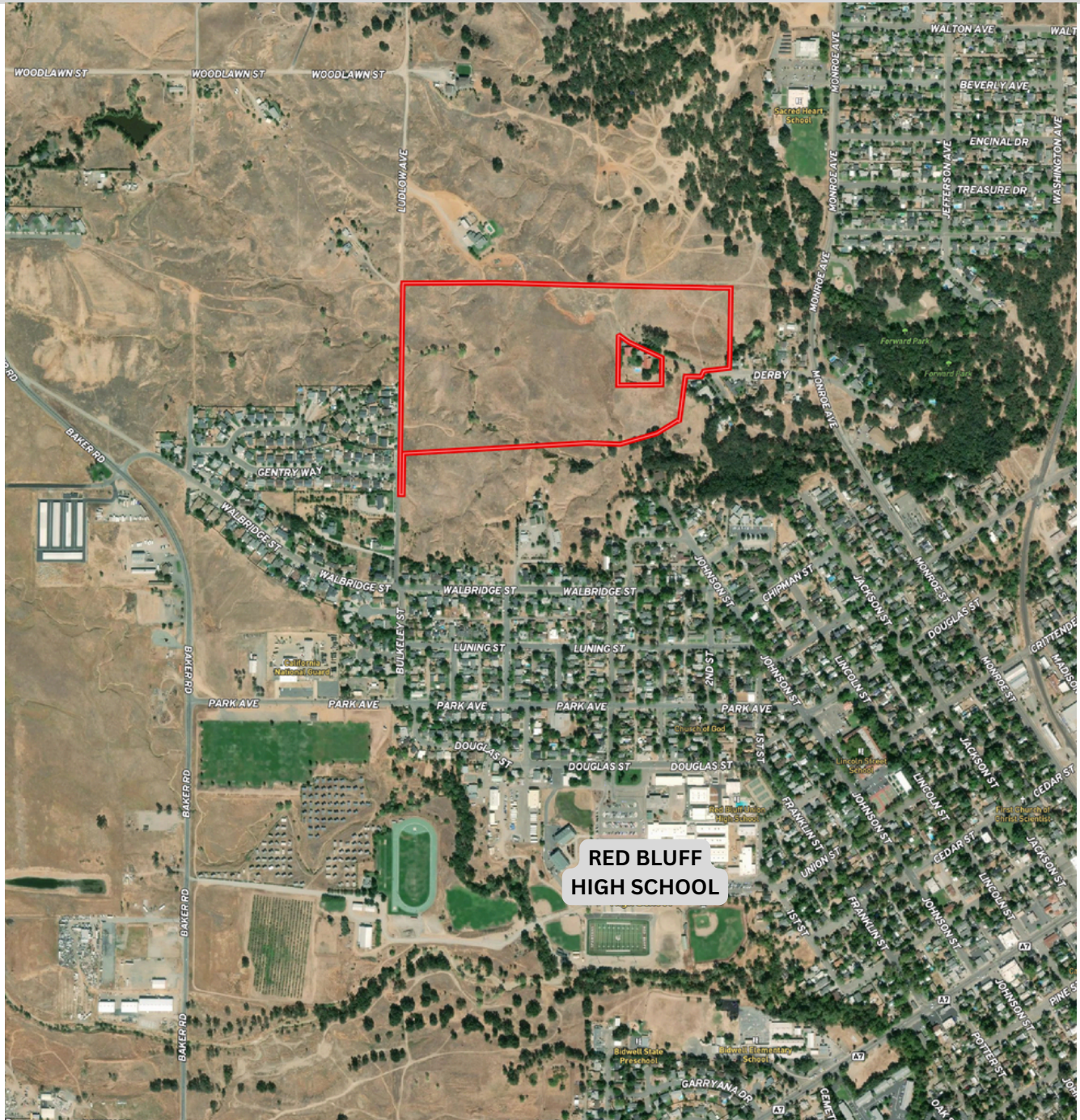
PRICE: \$795,000



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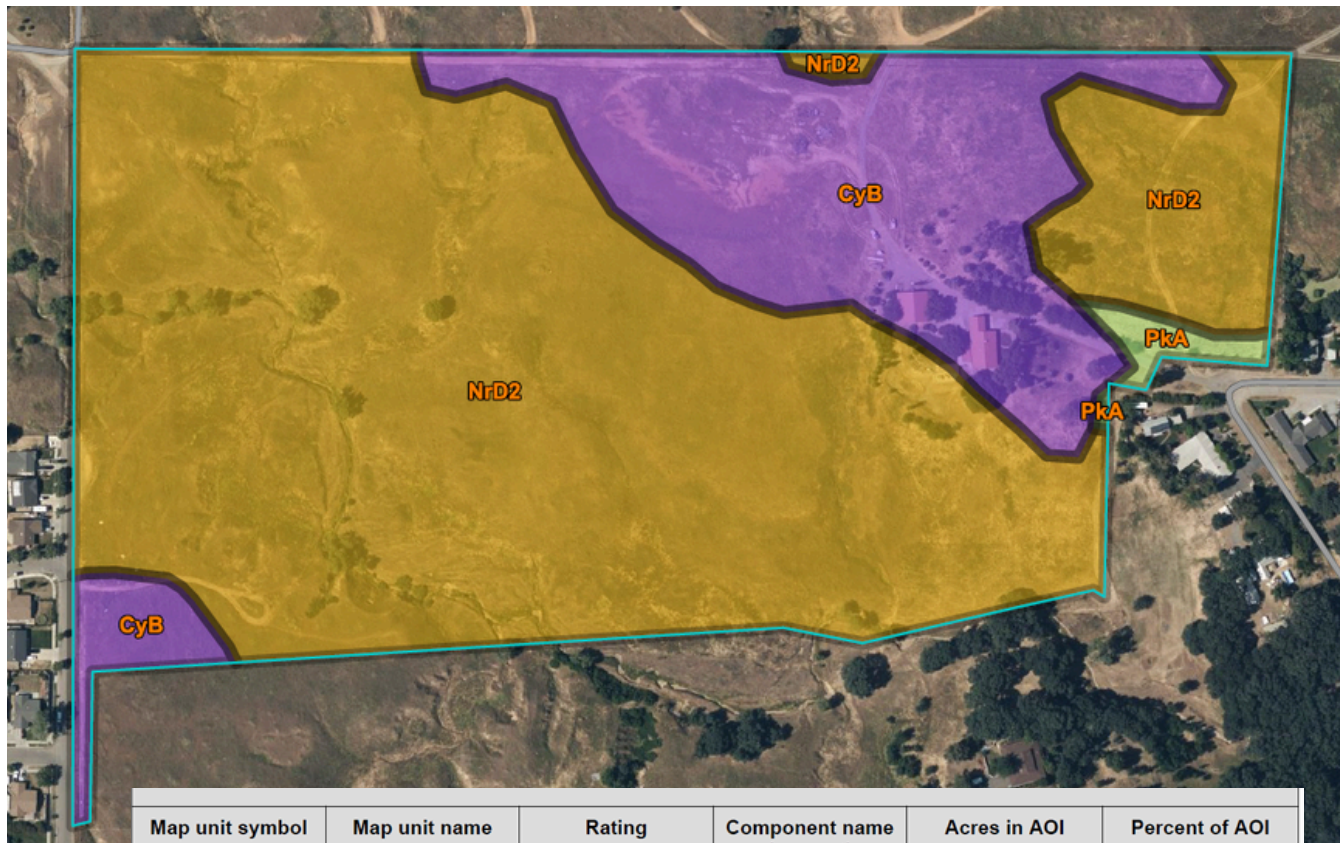
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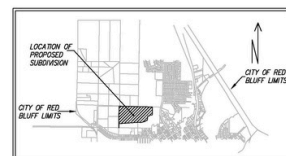
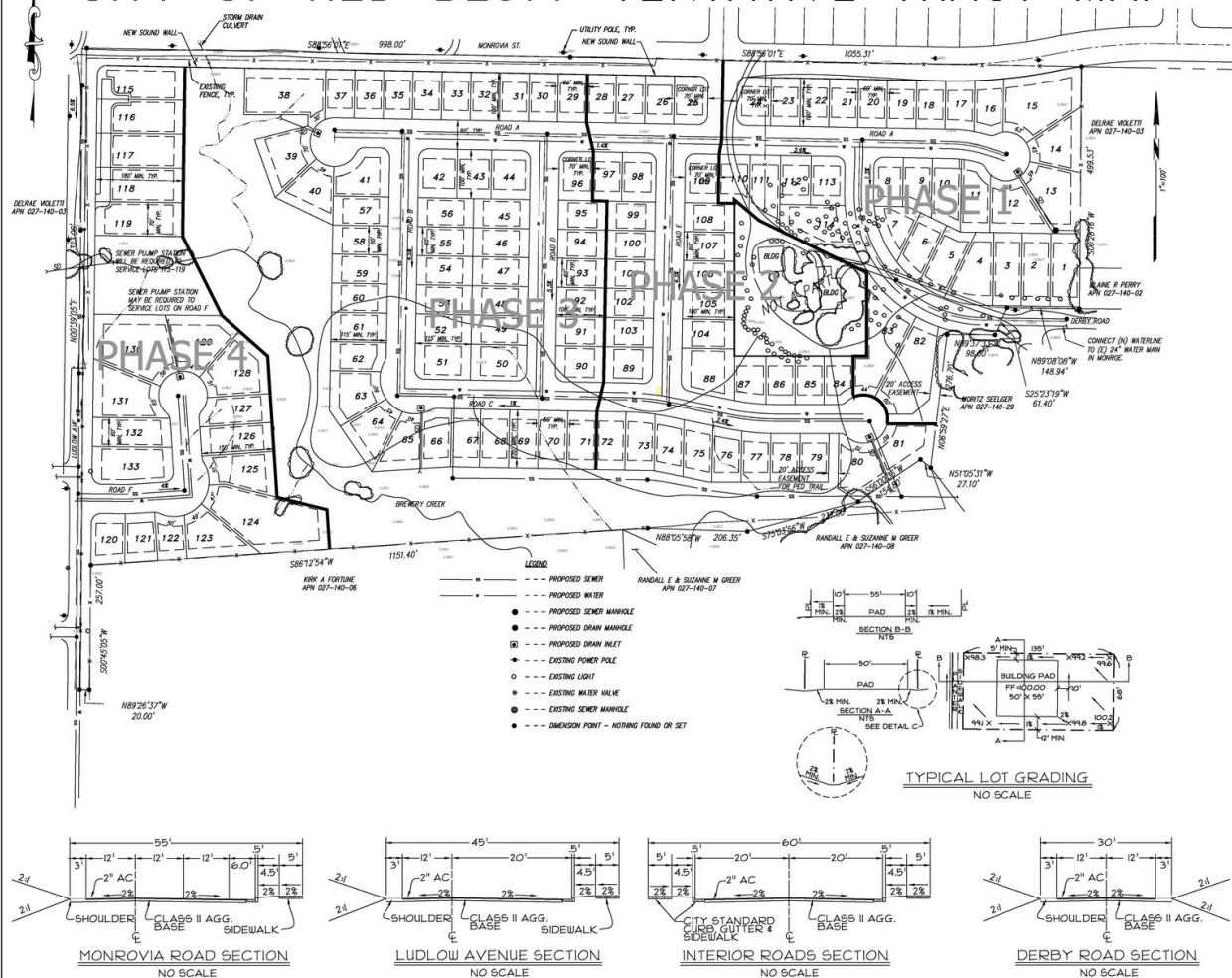


Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	Grade 3 - Fair	Corning (41%)	10.6	24.1%
NrD2	Newville gravelly loam, 10 to 30 percent slopes, eroded	Grade 4 - Poor	Newville (85%)	33.1	74.8%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Perkins (85%)	0.5	1.1%
Totals for Area of Interest				44.2	100.0%

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CITY OF RED BLUFF TENTATIVE TRACT MAP



NOTES:

PROPERTY ADDRESS:
DERBY ROAD
RED BLUFF, CA. 96080

EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
WATER: CITY OF RED BLUFF
SEWAGE DISPOSAL: CITY OF RED BLUFF
FIRE PROTECTION: CITY OF RED BLUFF
GP DESIGNATION: RL (RESIDENTIAL LOW-DENSITY)
ZONING: R1 SINGLE FAMILY
PROJECT SIZE: 42.05 ACRES
FLOOD ZONE: ZONE C
GEOLOGY: NEVILLE SERIES
SOIL TYPE: GRAVELLY LOAM
VEGETATION: WILD GRASSES

SUBDIVIDER

OWNER



APPLICANT INFORMATION

Tentative Parcel Map No.: 06-1019

Owner's Name: NABA PROPERTIES, LLC
Owner's Address: 9545 PINEHURST DRIVE
ROSEVILLE, CA 95741

Agent's Name: ROBERTSON AND DOMINICK
Agent's Address: 434 REDCLIFF DR.
REDDING, CA. 96002

Agent's Phone: 530-222-5194

Scale: 1" = 100'

Located in: SEC. 9, T.27 N., R.3 W., MDB.M.

Assessor's Parcel No.: 027-140-31, 33 & 34

Re-division of lot(s)/parcel(s) as shown on Parcel Map No./ Tract No.

OFFICE USE ONLY

Date Application Complete: _____

Approved: _____ Date _____

Technical Advisory Committee Approval: _____ Date _____

Planning Commission Approval: _____ Date _____

Board of Supervisors Approval Date: _____

3/13/07 CMH



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