

Rare Riverfront Acreage

64, 66 & 68 Stuart Court, Oroville, CA 95965

Presented by
Harmon Properties



Price: \$795,000

This property has been well maintained and consistently improved over the past 45 years. - 60 x 100 (6000 sq foot) steel building with 2 roll up doors, skylights and an office. - 2005 double-wide manufactured home on a permanent foundation. - Single-wide construction trailer. - Additional outbuildings. - Fencing and cross fencing. - Fenced in storage yard area. - Gravel driveways and access roads. - 4 septic systems and a private well. - Underground Utilities

Rare Riverfront Acreage - Great Potential

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- Here are just some of the potential uses to fully utilize this property to it's highest and best use:
- Camp Grounds - RV Park with Miles of Scenic River for Jet Boating - Fishing - Kayaking and Rafting
- Agriculture - Products Processing, Orchard, Gardens, Farmers Market
- Athletic Facilities - Equine and or Event Center - Rodeo - Weddings
- Light Industrial - Warehouse, Distribution, Business Operations Use
- Natural Park with an Abundance of Wildlife

Price: \$795,000
Property Type: Land
Property Sub-type: Commercial/Other (land)
Additional Sub-types: Industrial (land)
Property Use Type: Vacant/Owner-User
Zoning Description: L-1 Light Industrial with Recreational Overlay



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Harmon Properties

Notes

Call me for an appointment to see this property.

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Assessors Parcel Map

Listing Lot

\$795,000

Lot Size 46.89 AC
Price/AC \$16,954.57
Lot Type Commercial/Other (land)

Approximately 1,000 feet of beautiful Feather River Frontage, with Beach and Car Top Boat Launch.

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Property Photos



6000 Sq Ft Warehouse



Interior of 6000 Sq Ft Warehouse

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Warehouse Photo



Interior Level Acreage Southern View

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East View towards Sierra Nevada



Interior View Access Road

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North East Highway 70 Industrial Park



Coastal Range due West. 11,800 Acre Riparian Preserve Area

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Feather River due South



Property Right - Riparian Preserve Left

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Road to the River



No Dock Needed

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Old Growth Live Oaks



Road to the River

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Level Acreage due North



Full fence around warehouse

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Level acreage



Fenced in Storage Yard

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3/2 Home



3/2 Home

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Main Driveway from House



Main Entrance to House

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Power Supply



2nd Access Road to Warehouse

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Stuart Court



Stuart Court

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Property Photos



Property Corner



Outbuilding

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Level Acreage View



Level Acreage View

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Property Photos



River View due South



River View due North

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Property Photos



Level Acreage View



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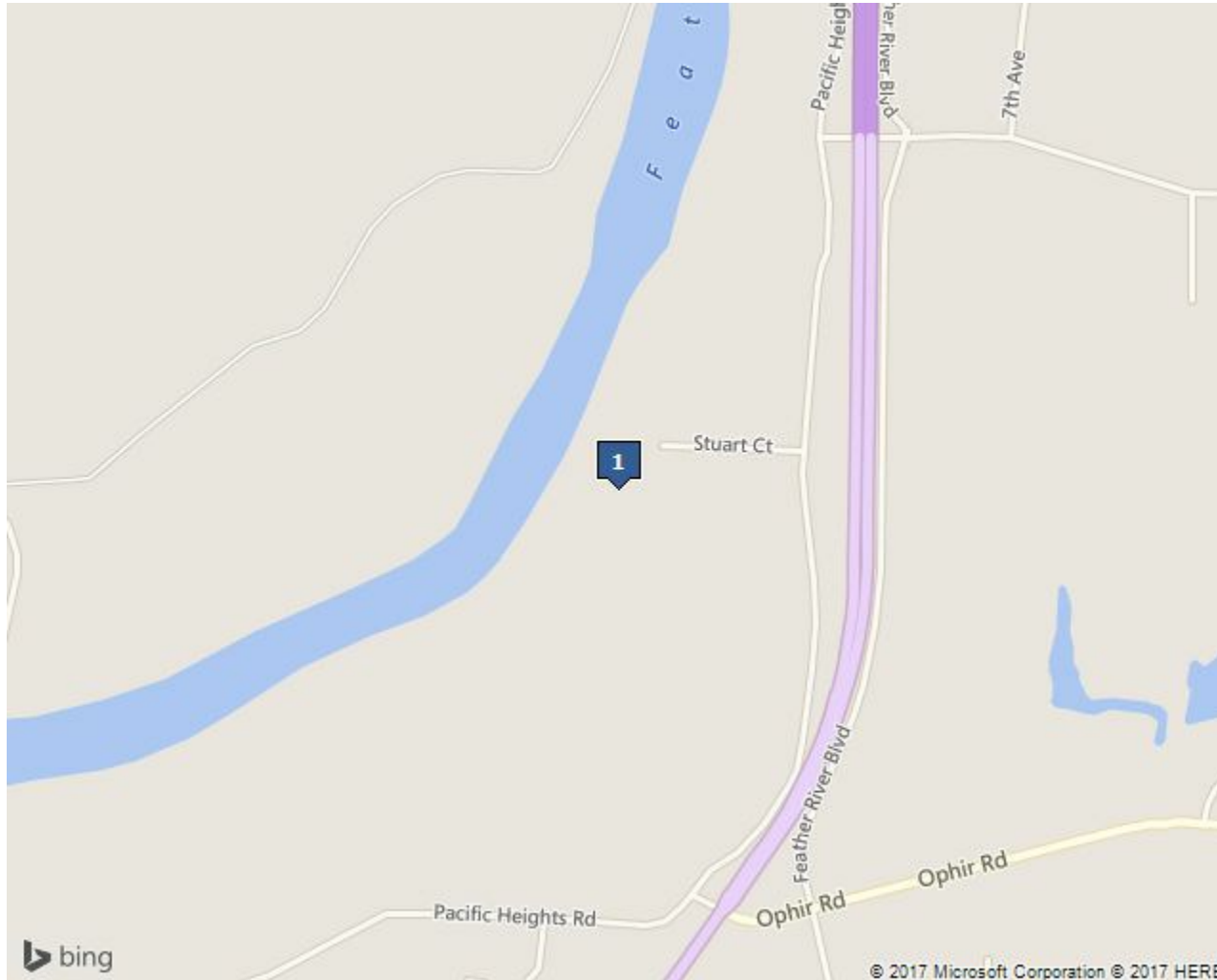
Property Photos



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Location



Location Description

Just off Hwy 70 and a few minutes drive to the Oroville Airport and Hwy 99. Close to Feather Falls Casino Lodge and other Oroville and Butte County amenities. Located upstream and close to the proposed 2,700 home Rio D' Oro Master Planned Community. The property is located across the Feather River from the 11,800-acre Northern California Oroville Wildlife Area designated primarily to sustain riparian woodland habitat along the Feather River as well as grasslands around the Thermalito Afterbay. Warm water fish species (large mouth bass, bluegill, green sunfish, channel catfish, and black crappie) can be found in the numerous dredger ponds and the Thermalito Afterbay. Salmon, steelhead, shad, and striped bass can be found in the Feather River. Wildlife species seen in the area include coyote, badger, fox, bobcat, porcupine, osprey, white-tailed kite, egrets, woodpeckers, and warblers. There are good populations of coyotes, deer, dove, quail, waterfowl, and a fair populations of squirrel and rabbit.