

\$12,000,000 - 3063 Oro Dam,

MLS® #OR23204766

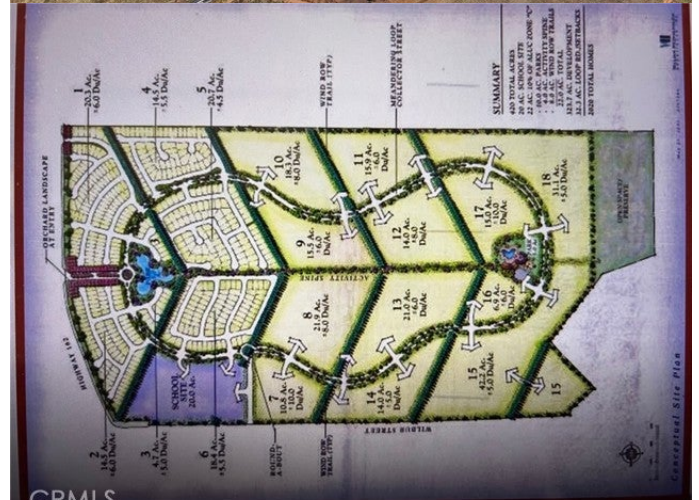
\$12,000,000

Bedroom, Bathroom, 18,347,472 sqft

Lot / Land on 421 Acres

N/A, , CA

Oroville, Ca. 421 ACRE IMPRESSIVE LAND TRACT! (Prior site of the large-scale ambitious 2,400+/- lot Oro Bay Subdivision and city limit annexation project proposal where the city approved The Development Agreement for this project October 5th, 2010; but has since expired). Comprising 2 adjacent parcels backing Oroville's popular Thermalito Afterbay, a 4,300 surface acre water recreation area. This is the largest parcel of its size off Oroville's main thoroughfare; (Oro Dam Blvd/State ROUTE 162) between Highway 70 & Highway 99. Oroville's scenery is quickly changing with development. Nothing compares to this magnitude and size within close proximity to the city limits off SR162. This land tract sits 1,100+/- feet to the west of the Oroville City Limits, which is also the edge of the existing Linkside Place Subdivision. Table Mountain Golf Course sits 2,100+/- feet to the east. There is an estimated 3,200 feet of lineal paved road frontage on SR162. Water line and sewer stops at the Linkside Place Subdivision. Power at street frontage. This is an impressive swath of land with an old dilapidated home sitting down a long drive once fed off the existing well. This would make an impressive custom ranch site. Fishing, Boating and Duck Hunting literally just south behind this land. Includes AP#030-260-053 at 162.36+/- Acres and AP#030-260-054 at 258.84+/- Acres. They aren't making land anymore, and this is in the route of future development. Great property for that large ranch idea, 1031 purchase, land



bank buyer, individual with a strong business mindset and capabilities, or conservati

Additional Information

County	Butte
Zip	95965
MLS® #	OR23204766
Square Ft	18,347,472
Lot Size	421.20
Neighborhood	OROVILLE (95965)

Listing Details

Provided By: Coldwell Banker Lifestyle Properties

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