

MLS® #OR23204783

4 Bedroom, 1.00 Bathroom, 1,600 sqft
Residential on 421 Acres

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. Old dilapidated home sits adjacent to well at about 1,200 feet off the road. A couple additional old structures and pen areas for cattle. 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



arent making land anymore, and this is in the
route of future development. Great proper

Built in 1936

Additional Information

City	Oroville
County	Butte
Zip	95965
MLS® #	OR23204783
Bedrooms	4
Bathrooms	1
Square Ft	1,600
Lot Size	421.20
Neighborhood	OROVILLE (95965)

Listing Details

Provided By: Coldwell Banker Lifestyle Properties

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 13th, 2024 at 9:46am PDT