

## **Features and Benefits 23108 Hydraulic Way**

Overview – 63.82 acres with Unobstructed Yuba River Access

### **Home:**

780 sqft 2/1, river view home with garage underneath.

Star Link high speed, low latency internet

Updated deck

Updated flooring

Light, bright and open

Bonus space downstairs off garage

### **The Land:**

Over a mile of Yuba River Frontage

Over 1/2 mile of Deer Creek Frontage

Multiple potential building sites

Miles of walking trails

Waterfalls

River beaches

Partially fenced and gated

Surrounded on multiple sides by Open Space including:

University of California, Fish & Game and PG&E

Three Phase electric

35 gpm well when drilled

Multiple outdoor entertainment areas

Water storage tanks

Saw & Polisher included

Other equipment negotiable

Rock/Boulder inventory negotiable