

# STROMER REALTY COMPANY OF CALIFORNIA



5.03 Acres  
Bare Ground  
Oregon House, CA 95962  
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](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Fred Southam | DRE # 0137729**

**530.517.1708 (m) | [fredstromerrealty.com](http://fredstromerrealty.com)**

**LOCATION:** Approximately 25 miles north of Marysville, California on Marysville Road in Oregon House, California.

**EGRESS/INGRESS:** Take Hwy. 20 north of Marysville about 11 miles. Turn left on Hwy 20 onto Marysville Road. Drive north on Marysville Road about 14 miles toward Oregon House to the property location. The property borders Marysville Road on the south side. A Stromer Realty sign will be on the edge of Marysville Road on the north side on the property. The borders of the property are fenced so you can't drive into the property.

**SIZE:** 5.03 assessed acres

**ZONING:** A/RR (Agricultural / Rural Residence)

**SCHOOL INFORMATION:**

- Primary School - Dobbins School
  - Dobbins CA 95935
- Middle School - Foothill Intermediate School,
  - 5351 Fruitland Rd. Marysville, CA 95901
- High School - Marysville High School
  - 12 East 18th St. Marysville, CA 95901

**PROPERTY USES:** This property would be a wonderful place to build your dream home. The five acre lot would allow you to have livestock including, horses, cows, pigs, sheep, and goats along with your home. The zoning is agriculture and rural residence.

**COMMENTS:** The property is located near Collins Lake, New Bullards Bar Reservoir and many other small lakes in the Yuba County foothills. The population of Oregon House is around 1,400 people. The average rain fall per year is 61 inches. The average high temperature in July is around 88 degrees and low temperature in January is around 31 degrees. This moderate climate makes Oregon House a wonderful place to live!

**PRICE: \$79,500**

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## Oregon House

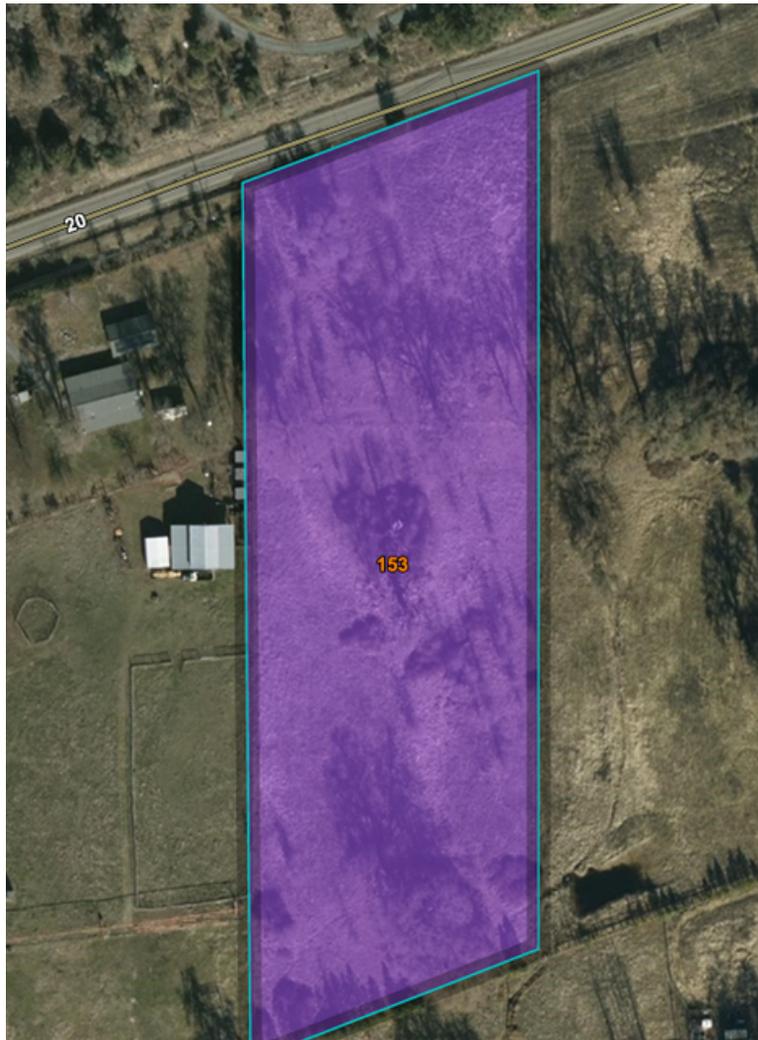


**This is to be used for demonstration purposes only**

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
153	Flanly-Orose-Verjeles complex, 3 to 8 percent slopes	Grade 3 - Fair	Flanly, sandy loam (30%)	5.0	100.0%
			Verjeles, sandy loam (25%)		
<b>Totals for Area of Interest</b>				<b>5.0</b>	<b>100.0%</b>

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