



**Listing ID: Butte #5394****Description:**

Thirteen acres in Oroville, with small home and garage, for sale by owner at \$425,000. Formerly a productive mandarin orchard, briefly in cherimoya, and currently fallow, this 13-acre, rural-residential property just south of Lake Oroville Dam would be a great home-base for a small orchard or farm operation. Today the field is a deer park with many species of wildlife, wildflowers and birds. The cottage is also surrounded by a permaculture orchard of apple, peach, pear, pecan, plum, pomegranate, nectarine and orange trees, multiple varieties of drought tolerant deer resistant California native plants, and is partially fenced.

Citrus is common in the area, and neighbors produce wine grapes, berries, vegetables, even avocados. There are about 12 cultivatable acres surrounded by oak woodland

**Acres Available for Lease  
or Purchase: 13****County:** Butte**Land Suitable For:** Cattle (beef);Cattle (dairy);Forage crops;Goats/Sheep;Grains;Hogs;Market garden;Orchard;Other;Pasture;Poultry/Fowl;Row crops;Vineyard;Berries;Flowers**Other Crops and  
Livestock:** Pomegranates**With Housing:** Yes**Landowner's preferred  
business arrangement:**  
Buy/sell

and rolling hills. Good-quality irrigation water comes from the South Feather River, as does the region's power supply. The irrigation system will need to be replaced. Property is within easy access to SMF, Chico State U, Lake Oroville, Feather River, and an award winning Ophir Elementary within a mile. There is a seasonal creek and privately owned forested acreage on eastern boundary, mature oaks throughout property, beautiful sunsets with sweeping views of the Sacramento Valley, rice fields of Richvale, Table Mountain and Coastal Range to the west. Property is zoned MDR (includes ag & multi density residential: 4-6 houses per acre etc).

The small 2-bedroom, 1-bath bungalow was built in 1935 and updated in 2001. It is well-insulated and has plenty of light, as well as a domestic water supply. The cottage also features energy efficient dual pane windows, clawfoot tub, brand new hot water heater, and outdoor shower for summer months. There is also a spacious 2-car garage/workshop, and a tractor shed. The owner is willing to offer favorable sale terms to a committed farmer wanting to make this land fruitful again.

**Current Use of Property:** Flowers

**Current farming practices on property:**  
Organic;Biodynamic;Permaculture;No till

**Building and Infrastructure:** Original packing shed, two car garage with pedestrian door and garage door opener (needs a new roof).

**Soil Quality and Type:**

Cattle (beef);Cattle (dairy);Forage crops;Goats/Sheep;Grains;Hogs;Market garden;Orchard;Other;Pasture;Poultry/Fowl;Row crops;Vineyard;Berries;Flowers

**Currently Living on Farm:**  
Yes

**Landowner is willing to advise or mentor the tenant farmer:** Yes

**Property Sale Price:**  
\$425,000

**On-site Housing is Available:** Yes