



**COLDWELL BANKER**  
LIFESTYLE PROPERTIES

**(51.77+/- Acres) Lumpkin Road, Oroville, Ca 95965 \$168,000!**

**DO NOT ACCESS PROPERTY WITHOUT APPOINTMENT. QUALIFIED BUYERS ONLY. NO OWNER FINANCING.**



More photos (CLICK LINK): <https://matrix.cmls.org/matrix/shared/I9LpyYrY30Hd/0LumpkinRoad>

AP#: 071-490-040-000

Live the dream of being a landowner. Why settle for less when you can have significantly more? 51.77+/- acres or so just up from the Enterprise boat launch ramp facility at beautiful Lake Oroville. Situated in the rolling lower Sierras in Feather Falls, Ca., about 30 minutes above the town of Oroville. Unfortunate forced land clearing with the prior Bear Fire rolled thru the terrain; however, land has excess signs of new growth and in a matter of years this property will be on track to being something special. Multiple pad areas for home development including an awesome high point pad area overlooking 360 degree panoramic views as far as the eye can see. Hawks were soaring overhead. Deer frequent the area. Mother Nature surrounds. Potential pads range from half an acre or so up to a couple acres and more. Mixed terrain with pines, mixed trees and underbrush starting to take root. Seller states the creek on this property which meanders thru the properties lower points and thru property run year round. Couple trickling springs on the hillsides. No well or septic here, but plenty of area and space to get creative and install both at your own desired locations. Power and phone run along the paved street front. Property consists of a few acres on one side of road and large remainder across the street. Access roads and pads on both sides of street with road that winds thru land. Some older roads could be improved to create something unique. One of the roads according to owner was the prior railroad route that served the area many years ago. A couple sheds on property. Main pad with a nice selection of fruit trees. Boat Launch site which sits just a few miles down the road for lake access, watersports, fishing, etc. with paved parking lot for boat trailers is free to access. This property is nearly a blank slate ready for your creativity. Use your imagination and develop this property with the future in mind. Lots of potential. Not many people can say they own 50 acres, you can! Set up showing with an agent today. **DO NOT ACCESS PROPERTY WITHOUT APPOINTMENT.**

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**SEE THE INTERACTIVE MAP FOR THIS PROPERTY (CLICK ON LINK):  
MAP INCLUDES TOPOS, TERRAIN ELEVATIONS,**

<https://id.land/ranching/maps/90a7345b0cc926976dd93168bc395055/share/unbranded>

**This property is ZONED Timber Mountain/TM:**

Timber Mountain (TM). The purpose of the TM zone is to preserve Butte County's valuable timber resources and to protect both the economic and environmental value of these lands. Standards for the TM zone are intended to support the growing and harvesting of timber, pulp woods, and other forestry products for commercial purposes. Permitted uses include logging, timber processing, crop cultivation, agricultural processing, and the management of forest lands for timber operations and animal grazing. Extractive uses that are generally compatible with forestry operations, including mining and oil and gas extraction, are conditionally permitted in the TMzone. The minimum permitted parcel size in the TM zone is one hundred sixty (160) acres. The TM zone allows for one (1) single-family home per parcel. The TM zone implements the Timber Mountain land use designation in the General Plan.

**SEE THE TM ZONING ALLOWANCES HERE (CLICK ON LINK):**

[https://library.municode.com/ca/butte\\_county/codes/code\\_of\\_ordinances?nodeId=CH24ZO\\_ARTIIIZODILAUSDEST\\_DIV2NAREZO\\_24-15PUNAREZO](https://library.municode.com/ca/butte_county/codes/code_of_ordinances?nodeId=CH24ZO_ARTIIIZODILAUSDEST_DIV2NAREZO_24-15PUNAREZO)

**SEE THE BUTTE COUNTY BUILDING AND PLANNING SITE HERE (CLICK ON LINK):**

<https://www.buttecounty.net/252/Building>

**Property is located in Feather Falls, Ca just above Oroville, Ca (Butte County):**

**Butte County Info:** Butte County is a county located in the northern part of the U.S. state of California. In the 2020 census, its population was 211,632. The county seat is Oroville. Butte County comprises the Chico, CA metropolitan statistical area. It is in the California Central Valley, north of the state capital of Sacramento.

**Interested in seeing this property? Our clients require buyers to be prequalified before setting up showing to view. In this case, this property will need to be cashed out. There is no owner finance options here. Proof of funds will be required prior to showing arrangements.**

Mario John Gattavara, Realtor/Broker/Owner  
marioisrealstate@yahoo.com  
(530)588-8373  
DRE LIC#01368823

Antonio Cisneros, Realtor  
cisnet1976@gmail.com  
(530)370-4389 DRE  
LIC#02165262