

**Two Homes in the Oaks**  
1839 Forbestown Rd  
Oroville, CA 95966

**\$339,900**  
5.880± Acres  
Butte County





## Two Homes in the Oaks Oroville, CA / Butte County

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### **SUMMARY**

#### **Address**

1839 Forbestown Rd

#### **City, State Zip**

Oroville, CA 95966

#### **County**

Butte County

#### **Type**

Single Family, Residential Property

#### **Latitude / Longitude**

39.493335 / -121.372377

#### **Dwelling Square Feet**

1170

#### **Bedrooms / Bathrooms**

3 / 2

#### **Acreage**

5.880

#### **Price**

\$339,900

#### **Property Website**

<https://www.landleader.com/property/two-homes-in-the-oaks-butte-california/40651>



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### **PROPERTY DESCRIPTION**

Two country homes on 5.88 acres, just 8 miles from Loafer Creek Recreation Area and Lake Oroville! Located on a paved road, in the Butte County foothills a few minutes above the city of Oroville, this property offers quiet country living. Both homes were manufactured in 2004. One is a 1,170 sf, 3 bed, 2 bath home and the other is approx. 900 sf, 2 bed, 1 bath, on separate electric meters. The properties are clean, comfortable, and well maintained with attention to detail throughout, including Generac generator and backup generators in case of power outages. The homes are on a shared well (12 gpm), individual septic systems, accessed through an electric gated entrance. There is a detached carport, a 10x10 office/workshop unit off the main home, several storage sheds, garden boxes, fruit trees and several fenced areas, all behind an electric gated entrance. Both homes have covered decks overlooking the foothill views, where you can enjoy an even breeze, morning cup of coffee and listen to nature. The property has a defensible space clearance from 6-1-23 and the owners keep up with mowing, tree limbing, and cleared ground close to the homes for country property fire safety. Please ask for a detailed list of features and improvements and the well report. Oroville is located just an hour and a half north of Sacramento, and it's just over 3 hours to Tahoe, to Reno, to the Bay Area, making weekend trips very convenient and doable if you ever want to leave home. So, if you're looking for move-in ready country living, room to have a few animals, not too far from town and with quick access to a lake and hiking trails, make an appointment to come visit this property!

#### Property Highlights:

- 2 Homes
- Both Homes Manufactured in 2004
- Located Near Oroville, CA
- Just Minutes to Lake and Loafer Creek Rec Area
- Foothills
- Butte County
- Northern California

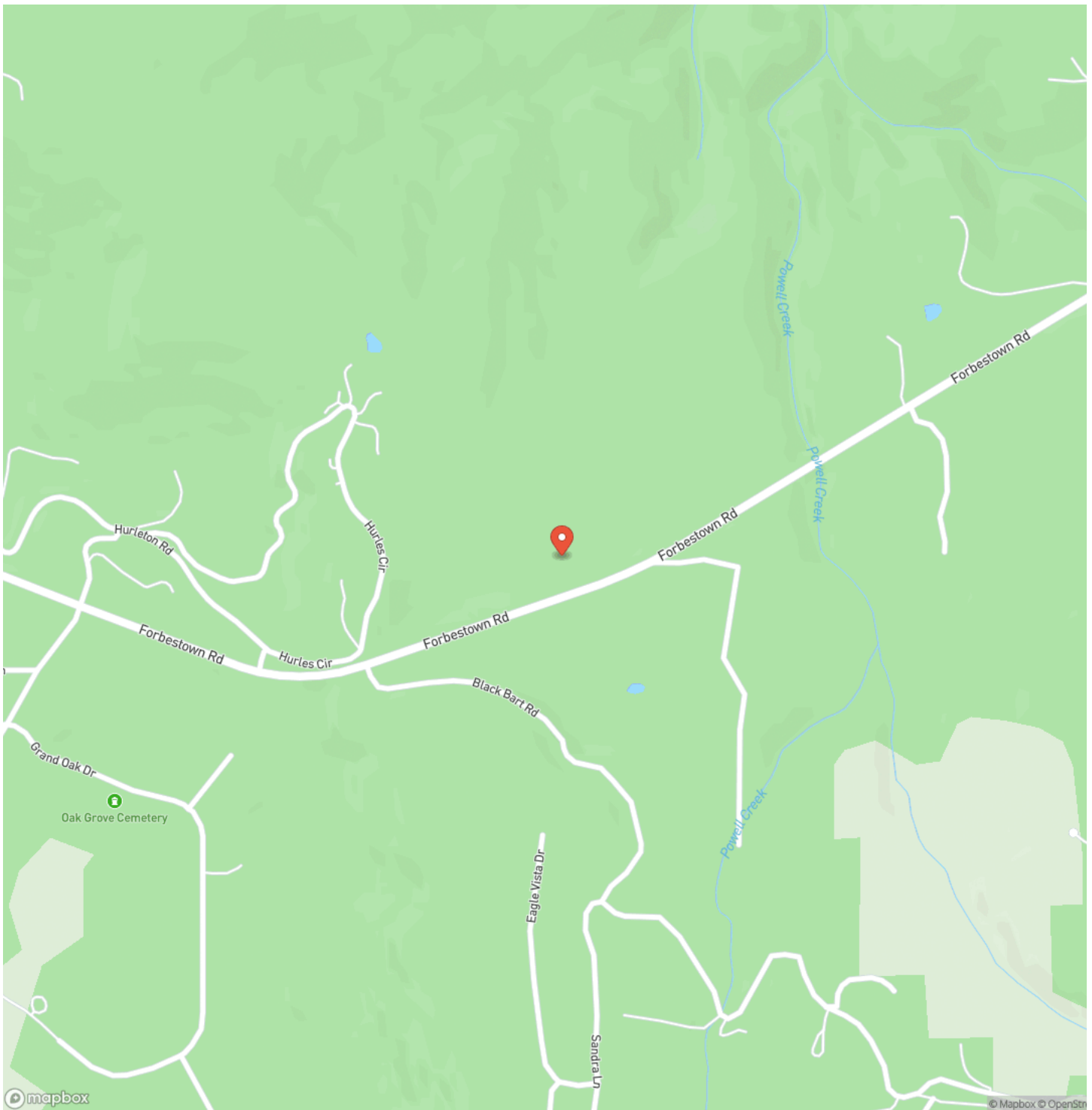


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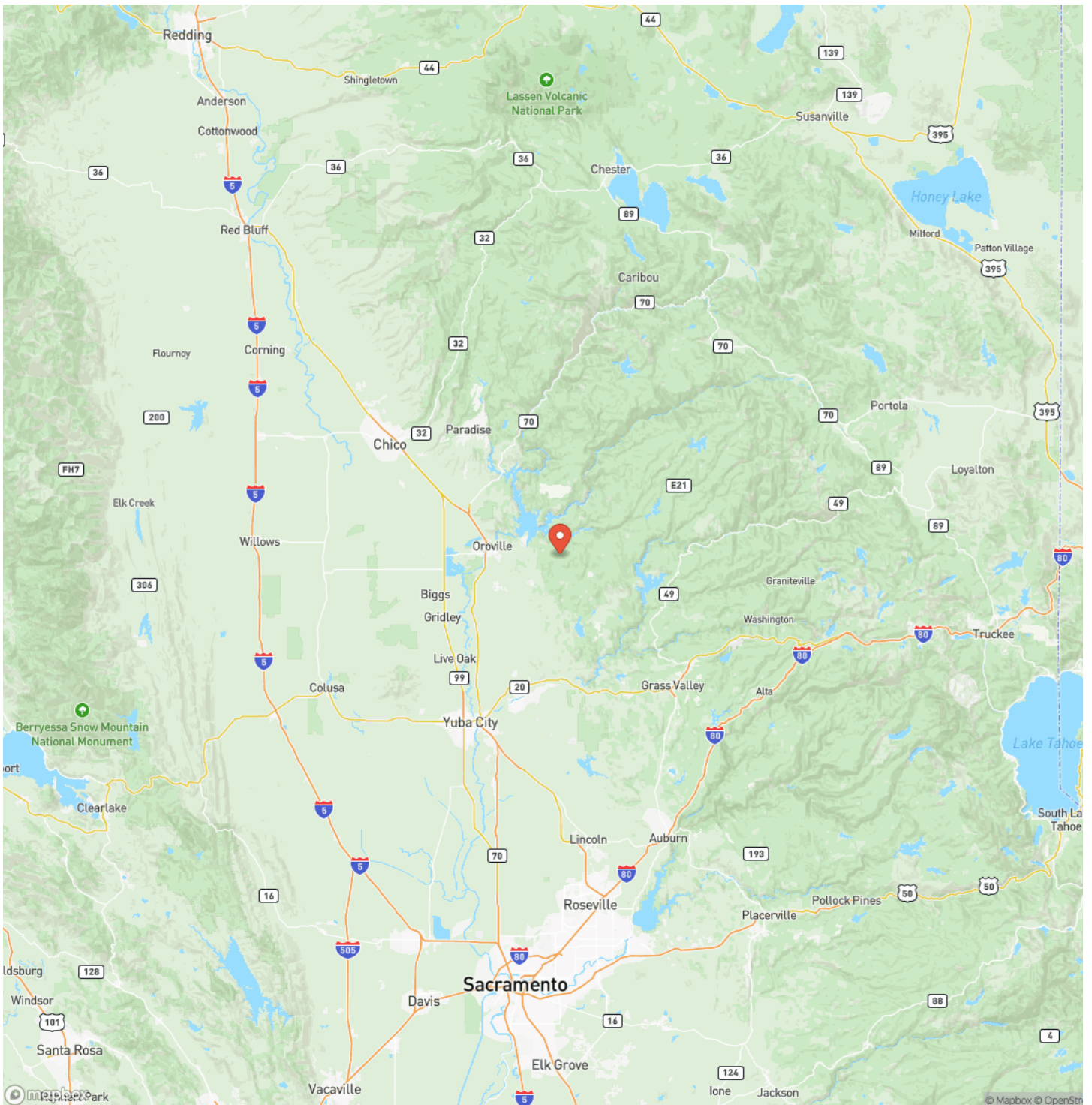




## Locator Map



## Locator Map

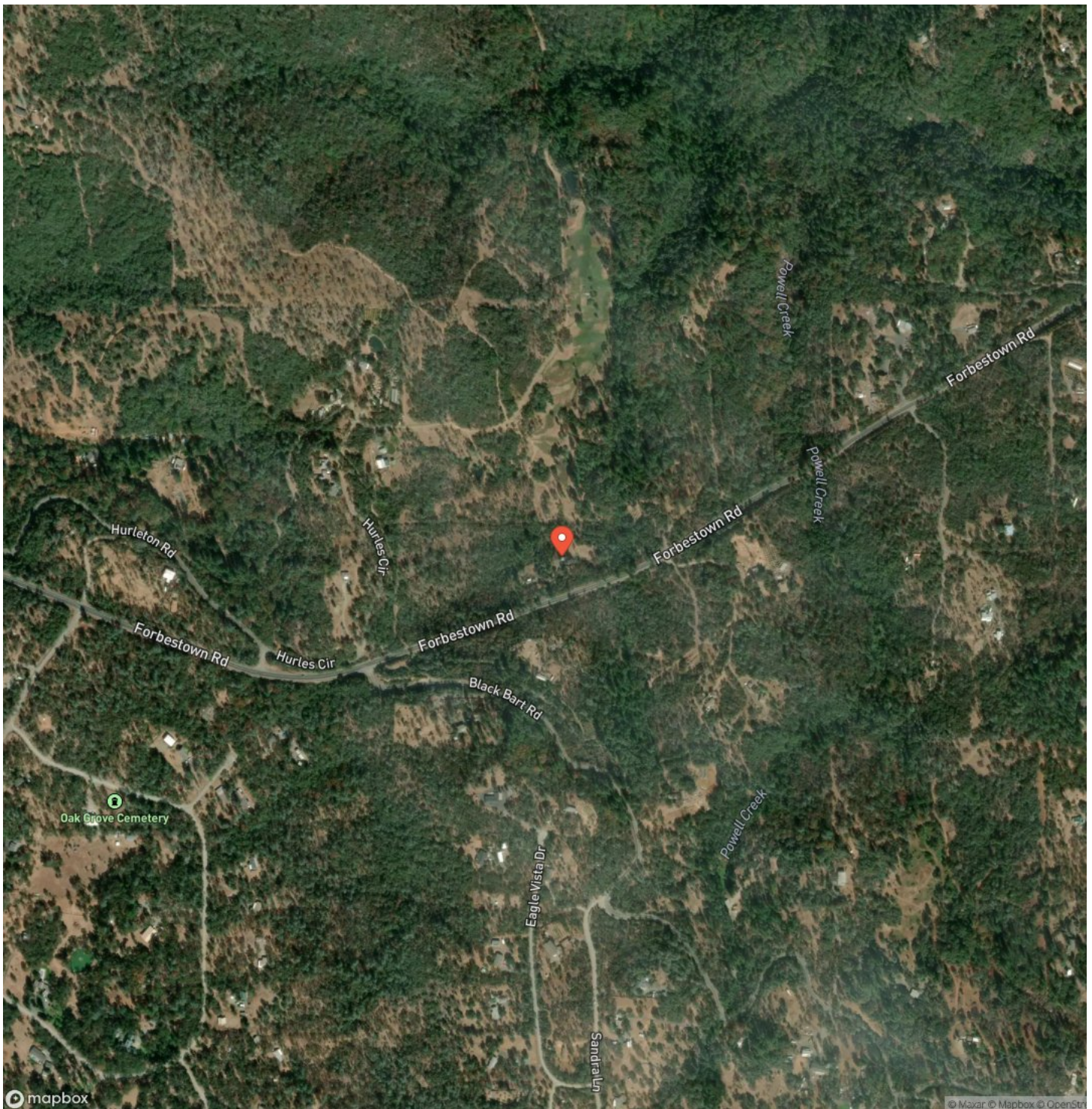


**MORE INFO ONLINE:**





## Satellite Map



## Two Homes in the Oaks

### Oroville, CA / Butte County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Amy Friend

## Mobile

(530) 518-6416

## Email

amy@amyfriend.com

## Address

11806 Main Street

## City / State / Zip

Fort Jones, CA 96032

## NOTES

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## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

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**California Outdoor Properties, Inc**  
Serving California  
Vacaville, CA 95688  
(707) 455-4444  
[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

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