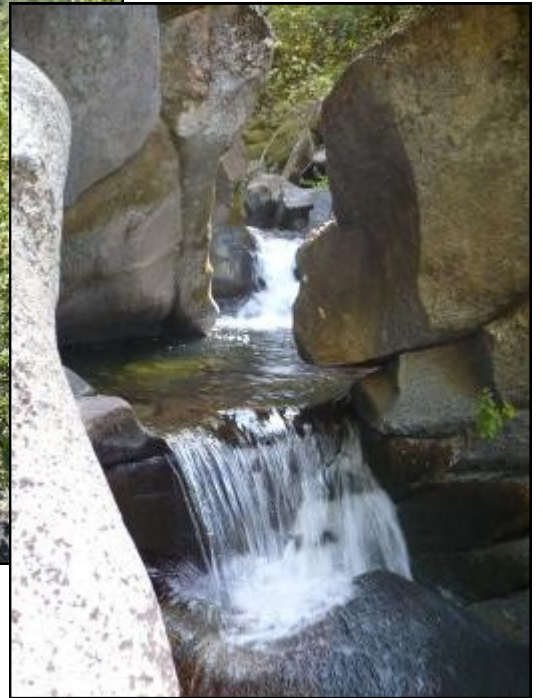


**THE GROUP**

# **FOR SALE**

**A DISTINCTIVE MOUNTAIN PROPERTY**



## **CONTACT US**

The Group Real Estate  
2580 Sierra Sunrise Terrace  
Chico, CA 95928

Phone: 530-828-0011

Fax: 530-899-5515

E-mail: [mike@californianorthern.com](mailto:mike@californianorthern.com)

**5 8 0 A C R E S**  
**F E A T H E R F A L L S , O R O V I L L E C A**

**A S K I N G \$ 6 2 5 , 0 0 0**

**Timberlands**  
**Beautiful Creek & Spring**  
**Waterfalls**  
**Lot Splits**  
**Building Sites**  
**Nature Retreat — Estate**  
**Lease Income**

# SUCKER RUN CREEK



# SUCKER RUN CREEK



# BUILDING SITES





**Property Description**

This distinctive property consists of 580 acres in the eastern portion of Butte County near the site of the former historic logging town of Feather Falls and Lake Oroville. Some of the property is currently leased by STS Hydropower, LTD which operates a 1.2 MWh powerplant.

This unique land holding consists of five parcels in the heart of the Sucker Run Creek Watershed and is surrounded by steep hills and dense forest. Sucker Run Creek is a beautiful stream that remains scenic and environmentally viable while still providing adequate hydropower.

Location: As the crow flies, approximately 2.5 miles from Lake Oroville, 12 miles from Gold Country Hotel & Casino, 13 miles from the City of Oroville. 30 minute drive from Oroville.

**Assessor Parcels:**

<u>Parcel Number</u>	<u>Acres</u>	<u>Property Taxes</u>
071-230-001	480	\$4,403.42 (Paid by Tenant)
071-230-002	40	\$620.70 (Paid by Landlord)
071-230-012	20	\$429.84 (Paid by Tenant)
071-230-024	20	\$429.84 (Paid by Tenant)
071-230-025	20	\$413.16 (Paid by Tenant)

**Zoning:** Foothill Recreation

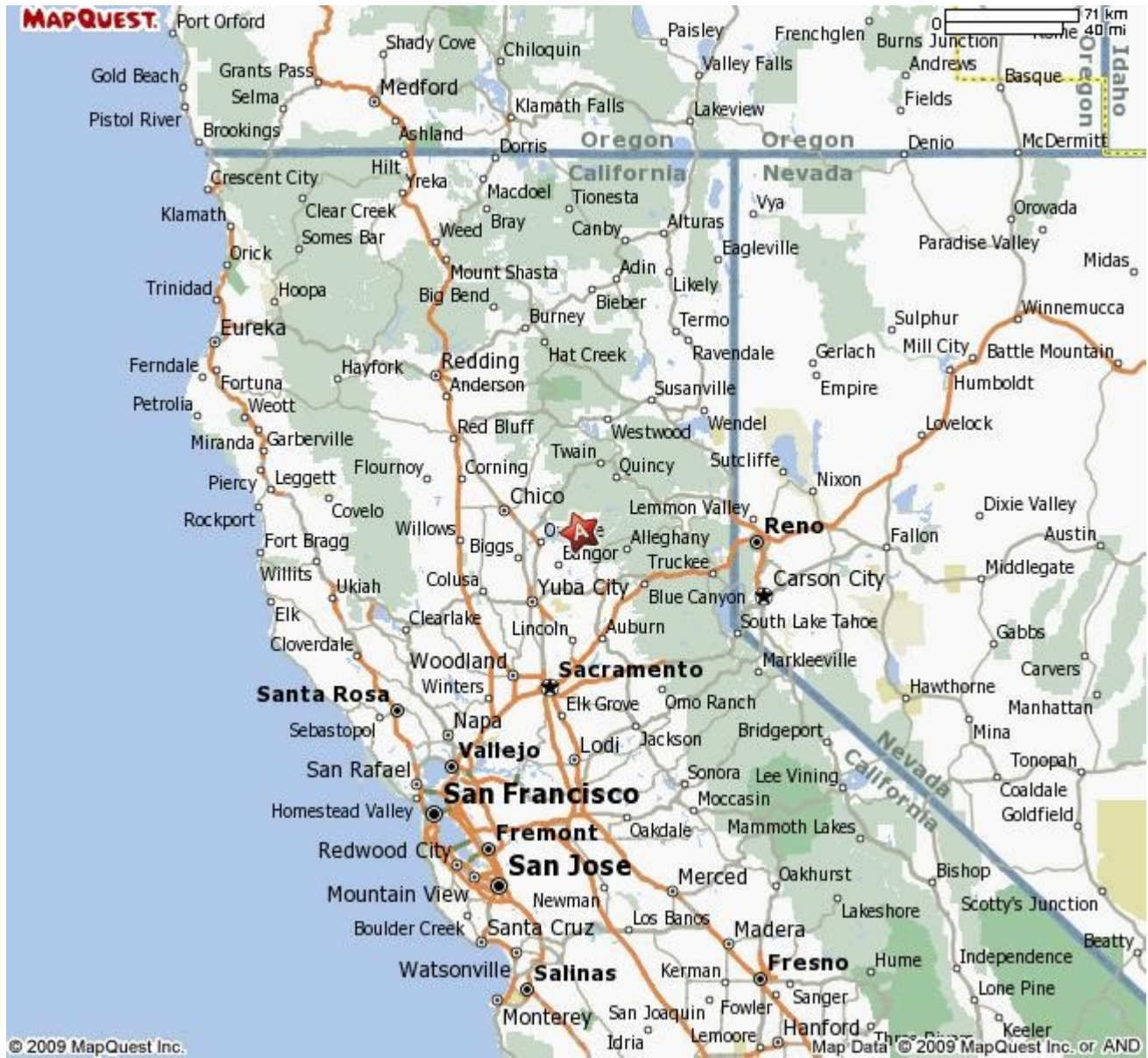
**Lease Terms:** Lease terminates in 2019 with an option to renew until 2039. .

**Lease Rate and Power & Revenue Generation History** available upon request.

**STS & P.G. & E. have First Right of Refusal to Purchase the Subject Property.**

# LOCATION

**1.5 HOURS TO SACRAMENTO**  
**3.5 HOURS TO SAN FRANCISCO**



# LOCATION

## NEAR LAKE OROVILLE

### FEATHER FALLS

### GOLD COUNTRY HOTEL & CASINO

