

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

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



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

---

**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>



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

---

### **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:

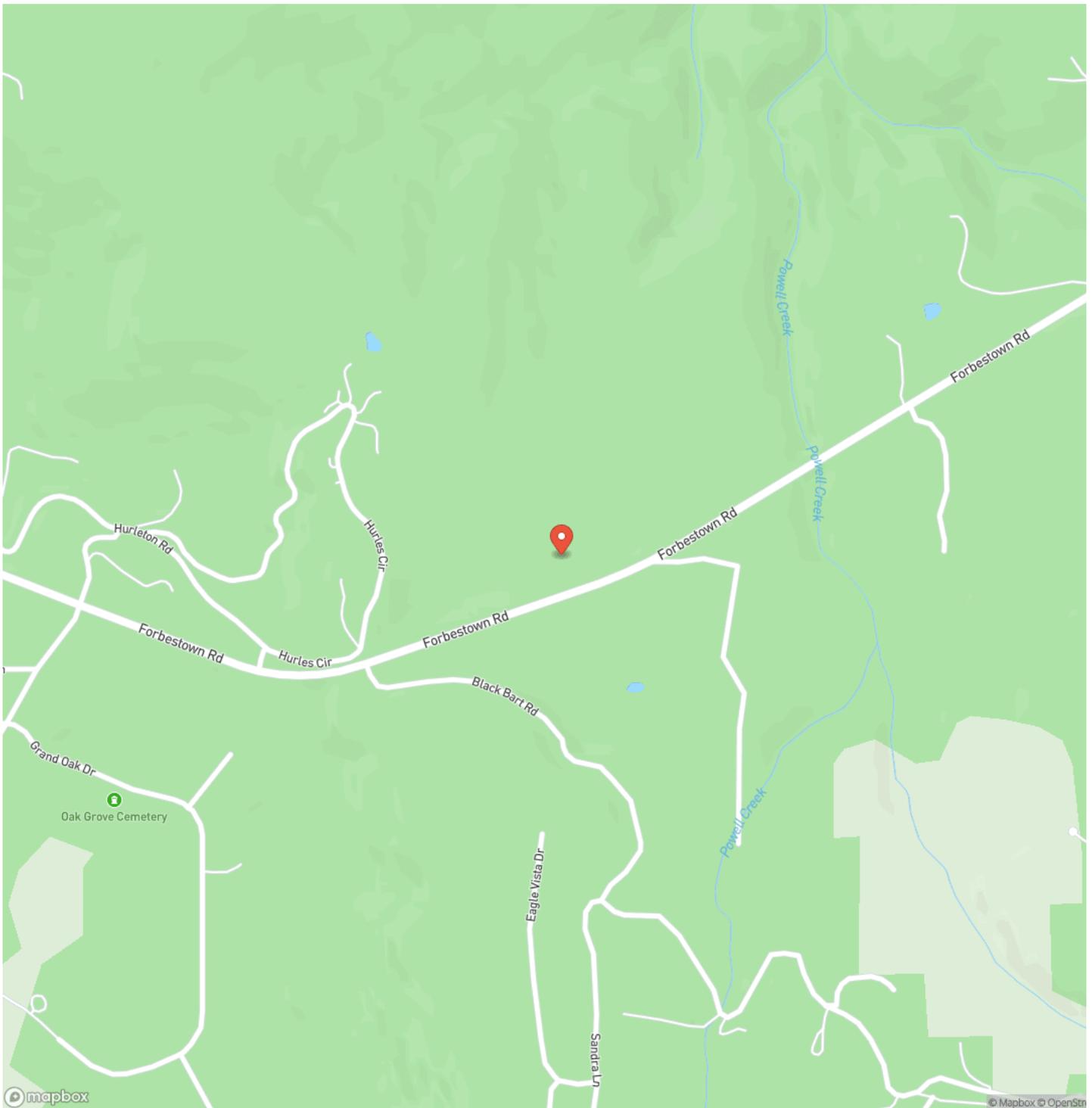
- 2 Homes
- Both Homes Manufactured in 2004
- Located Near Oroville, CA
- Just Minutes to Lake and Loafer Creek Rec Area
- Foothills
- Butte County
- Northern California



Two Homes in the Oaks  
Oroville, CA / Butte County



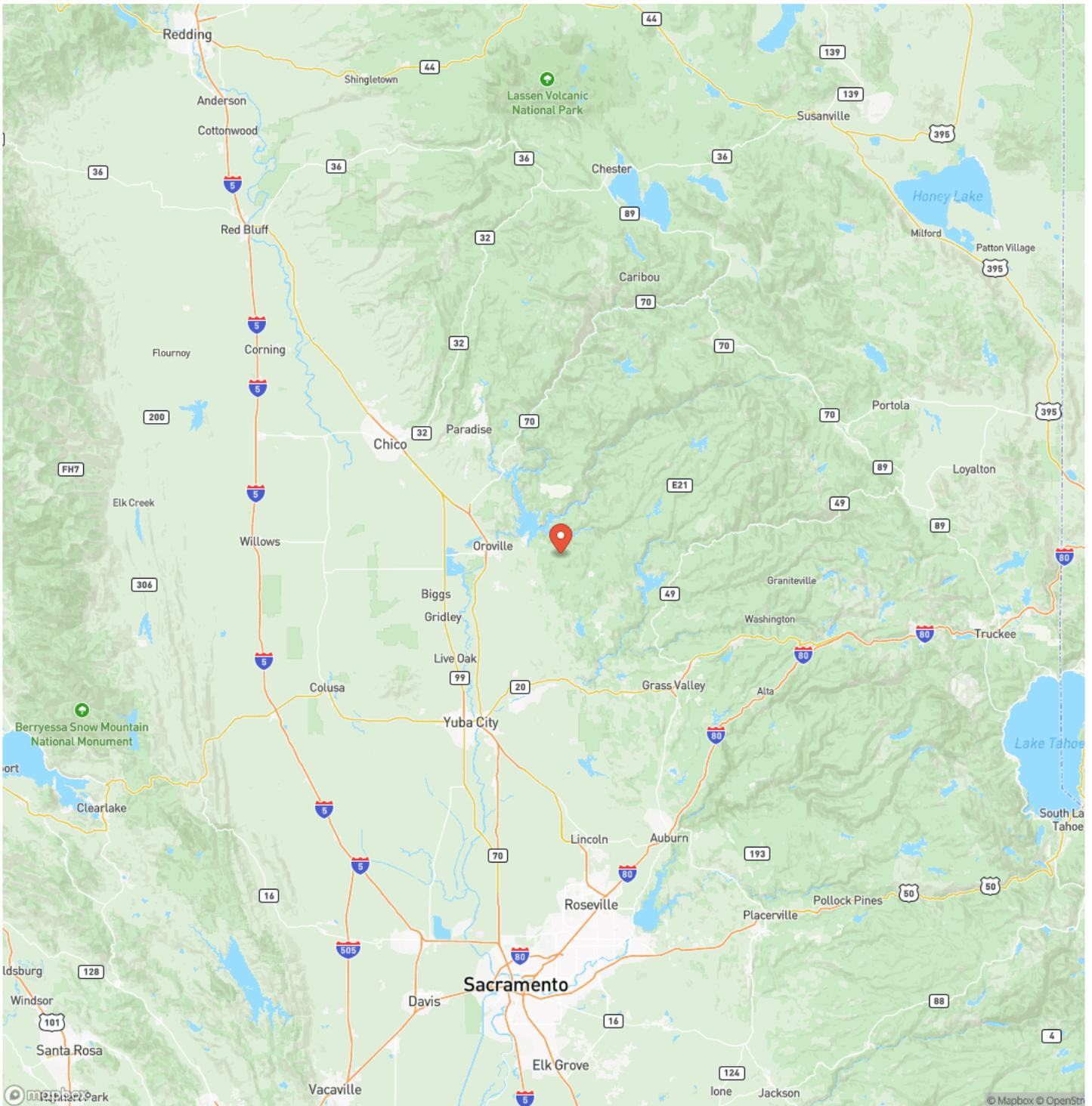
## Locator Map



**MORE INFO ONLINE:**



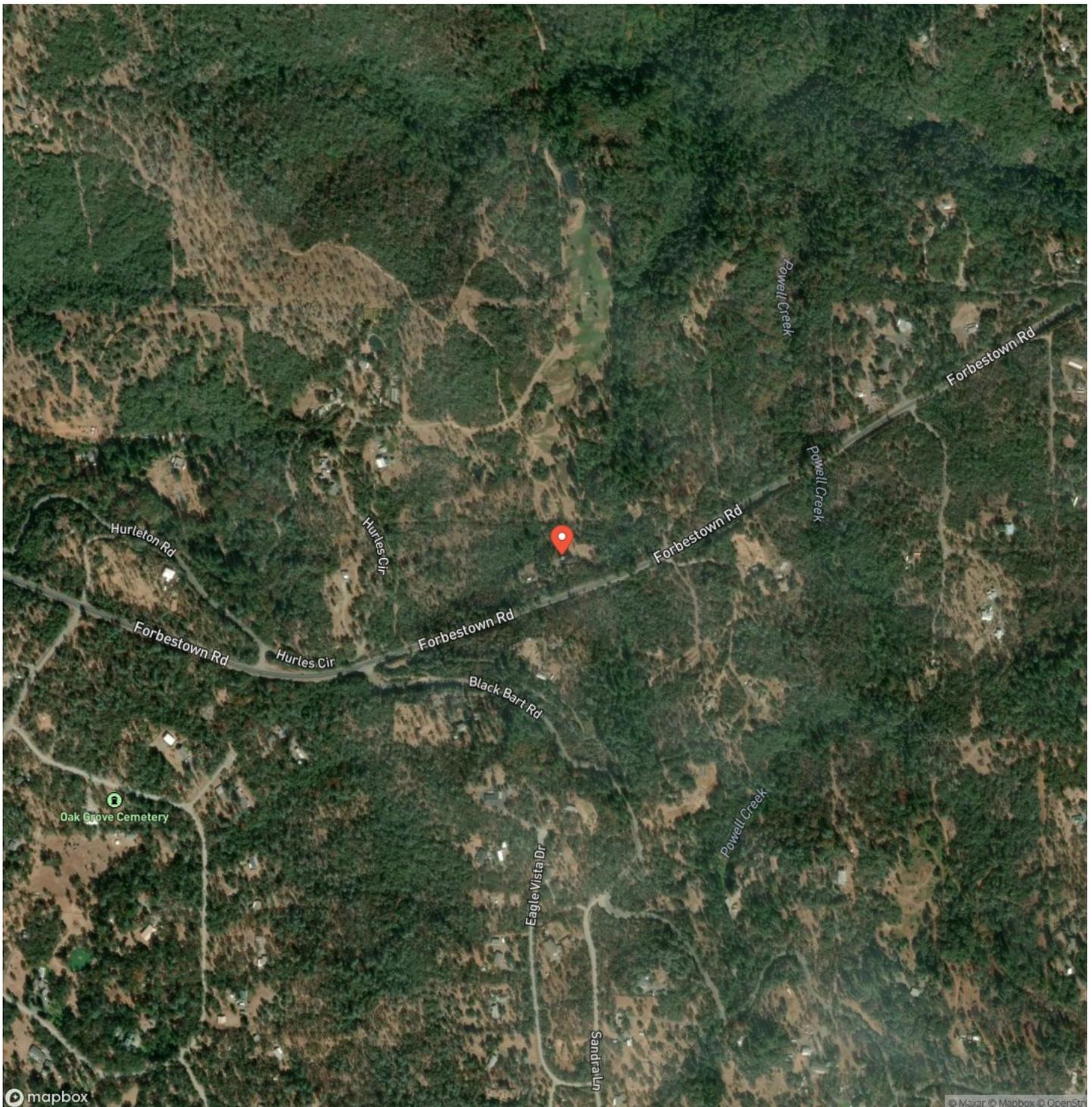
# Locator Map



**MORE INFO ONLINE:**



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

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

---

