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112± Acre Montebello Estates Site, with Plans for 223 Homesites Red Bluff, California



LOCATION: Monroe Avenue - Red Bluff, California. APN: 27-410-08, 27, 29, 30, 31

PUBLISHED RESERVE: \$299,500

LAST ASKING: \$575,000

SIZE: 112± Acres

ZONING: R1 – Single Family Residential

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 112± acre residential development site is located along Monroe Avenue in Red Bluff, approximately one mile west of I-5. Redding is located approximately 30± miles north of the property and Sacramento 130± miles south. It is situated in the northern portion of the city of Red Bluff, in a neighborhood primarily comprised of residences, with good access to retail centers and transportation routes.

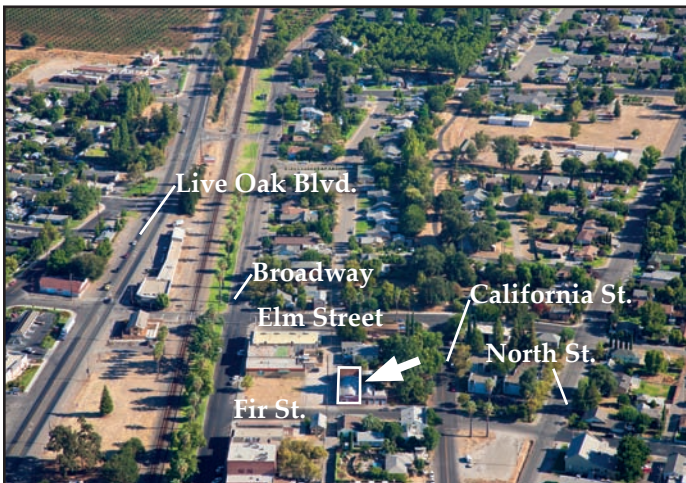
A tentative subdivision to be called Montebello Estates was approved by the City of Red Bluff in 2006, and was valid until November 2011. Additional extensions may be granted for up to five years. (See Supplemental Information Package for details.) The approved map allows creation of 223 single family lots ranging in size from 6,000± to 40,000± square feet, with 35 dedicated open space acres.

The site is comprised of three legal parcels which are each divided into five tax parcels. Electricity and telephone are located on nearby and adjacent streets, including Monroe Avenue. Public water, sewer and storm drain systems will need to be extended to each lot, as per city code.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012

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Live Oak Commercial Building Live Oak, California



LOCATION: 2618 Fir Street – Live Oak, California, 95953

PUBLISHED RESERVE: \$69,500

LAST ASKING: \$99,000

SIZE: 4,068± square foot building on 5,662± square foot lot

ZONING: General Commercial Downtown

PROPERTY INSPECTION DATES:

Wednesday, October 10, 10:00 am to 12:00 pm

Thursday, November 1, 2:00 pm to 4:00 pm

FINANCING: None – All Cash

DESCRIPTION: This 4,068± square foot commercial building is located on Fir Street in downtown Live Oak, a rural northern California community situated north of Yuba City, 40± miles north of Sacramento. The building was formerly operated as a butcher shop, consisting of two buildings constructed in 1925 and 1944, and was later fully-connected by an adjoining roof. The improvements are in fair condition and would likely require renovation due to the condition of the buildings and the current zoning requirements.

The improvements in the current condition are considered non-conforming due to current construction standards. In addition, the portion of the building constructed in 1925 is part of both the historic registry and the historic district, and any privately-funded restoration is subject to specifications imposed by the city planner. The building has good access and excellent visibility. There are no on-site parking spaces however street parking is available. All utilities are available to the building.

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