## MEAGHER ( TOMLINSON

## FOR SALE

Price Reduced! \$785,500



10777 Highway 99 - Live Oak, CA

- 9.35 Acres Land in Live Oak city limits
- APN: 06-560-005
- 4,000 sq. ft. metal shop and partially fenced yard
- Visible, busy highway location
- Approx. 6+ Acres of old walnuts
- Future development parcel

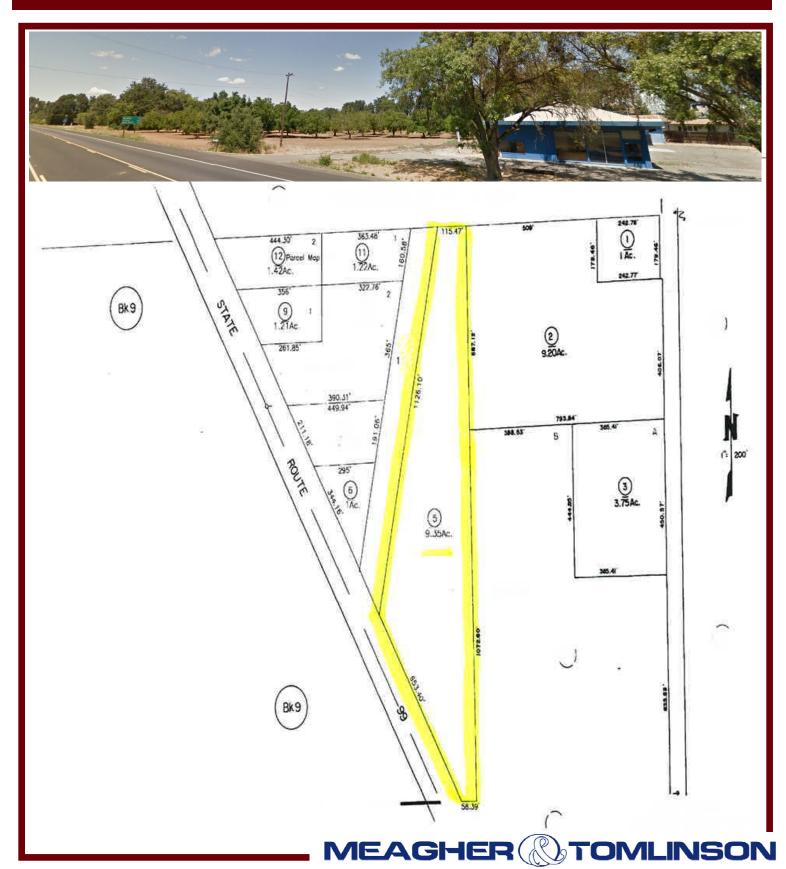
Contact: KAREN TABLER

cell: (530) 713-0243 karent@wmmt.com

Meagher & Tomlinson 1007 Live Oak Blvd Suite A4 Yuba City, CA 95991 (530) 671-0000 Fax: (530) 671-2717

www.wmmt.com

The information contained in this offering was provided from sources deemed to be reliable however Broker makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



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## **10777 Highway 99 -** Live Oak, CA page 3: Aerial view and Map

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