

# Available For Sale

## PRICE REDUCED

A 3.72 Acre Lot  
With potential direct Access to Arboga Road



- Potential Direct Access to Arboga Rd. Close proximity to Highway 70/65 with interchange accessibility.
- Private Parcel at Yuba County Airport.
- 35 miles/40 mins to Sacramento International Airport
- 3.72 Acres. Yuba County APN #013-560-027.
- Asking Price ~~\$75,000~~ ~~\$125,000~~ (Less than \$0.47 per square foot!) Don't wait....act now.

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fred@wmmt.com  
DRE #01075027

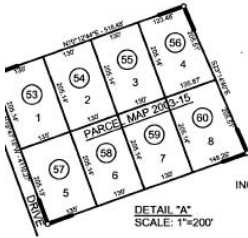
Zac Repka  
Sr. Associate  
(530)870-7778 cell  
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zac@wmmt.com  
DRE # 01451649

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, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, 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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NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.



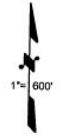
- R.S. - Bk. 82, Pg. 21-22 (Parcel Map 2004-14)
- R.S. - Bk. 78, Pg. 29 (Parcel Map 2003-15)
- R.S. - Bk. 74, Pg. 44 (Parcel Map 2000-10)
- R.S. - Bk. 67, Pg. 31 (R.O.S. 96-20)
- R.S. - Bk. 65, Pg. 1 (Parcel Map 94-10)
- R.S. - Bk. 57, Pg. 4 (L.L.A. 91-24, R.O.S. 91-34)
- R.S. - Bk. 55, Pg. 32 (L.L.A. 90-28, R.O.S. 91-01)
- R.S. - Bk. 52, Pg. 8 (L.L.A. 90-01)
- R.S. - Bk. 48, Pg. 48 (Parcel Map 88-31)
- R.S. - Bk. 48, Pg. 16 (Parcel Map 87-67)
- R.S. - Bk. 48, Pg. 10 (Parcel Map 87-48)
- R.S. - Bk. 33, Pg. 45 (Parcel Map 80-38) (L.L.A. 96-15)
- R.S. - Bk. 33, Pg. 28 (Parcel Map 80-39) (L.L.A. 03-42)
- R.S. - Bk. 1, Pg. 23 (Farmland Colony 1)



Formerly 13-010-07 & 13-350-11  
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Tax Area Code  
64-108  
64-345  
64-350

13-56



Assessor's Map Bk.13, Pg.56  
County of Yuba, Calif.

10/05