

Brennan, Jewett, Hackett

Land Management,
Brokerage and Appraisals

www.landmba.org

FOR SALE

SOUTH BUTTE ESTATES

APPROVED 17-LOT ESTATE RESIDENTIAL SUBDIVISION

Property Highlights

LOCATION

Located along the north side of South Butte Road, between Perry Street and Irwin Avenue, Sutter County, California.

SIZE

57± Acres

APN(s)

13-222-008, portion of -009,
13-231-006, -007, -008 & -009

ZONING

Approved Tentative Subdivision Map
17 Estate Residential Lots
Proposed Lot Sizes: Approximately 2.95 to 3.00 Acres
Estate Residential (ER) Zoning

PRICE

\$3,500,000

DEVELOPMENT OPPORTUNITY

Approved Tentative Subdivision Map for seventeen (17) estate residential lots ranging from approximately 2.95 to 3.00 acres. Designed for individual on-site wells and septic systems, the subdivision benefits from significant completed entitlement, engineering, environmental review, and planning work. Approved for phased development, subject to applicable Conditions of Approval and final map recordation.

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

**Brennan, Jewett,
Hackett** Land Management,
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*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

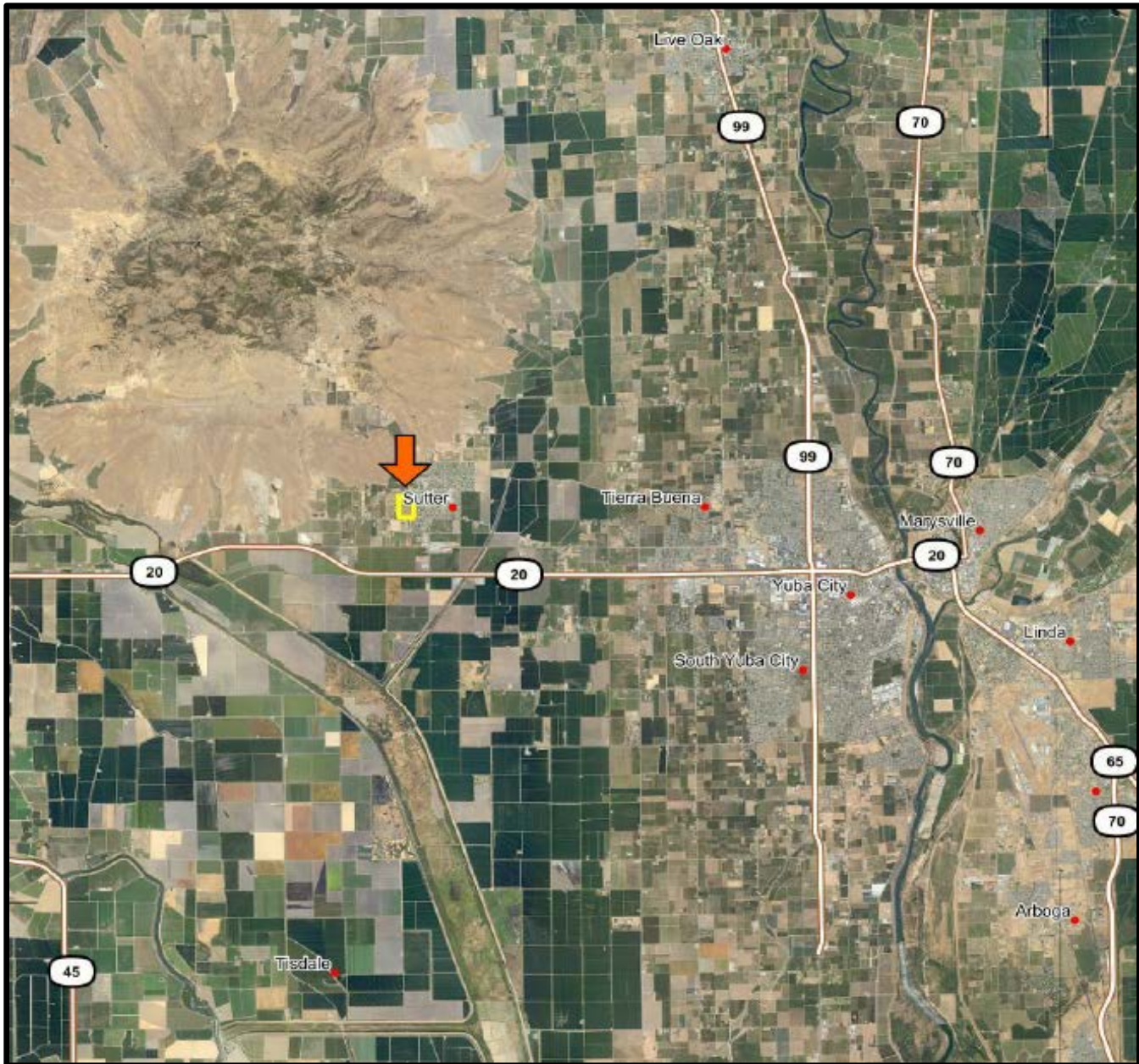
MARKUS HACKETT BROKER

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1059 Court Street, Suite 120
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(530) 301-0329
markus@landmba.org

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PROPERTY LOCATION – AREA MAP



- Adjacent to rural Community of Sutter
- Scenic Views of Sutter Buttes
- ±10 Minutes to Yuba City
- ±50 Minutes to Sacramento International Airport

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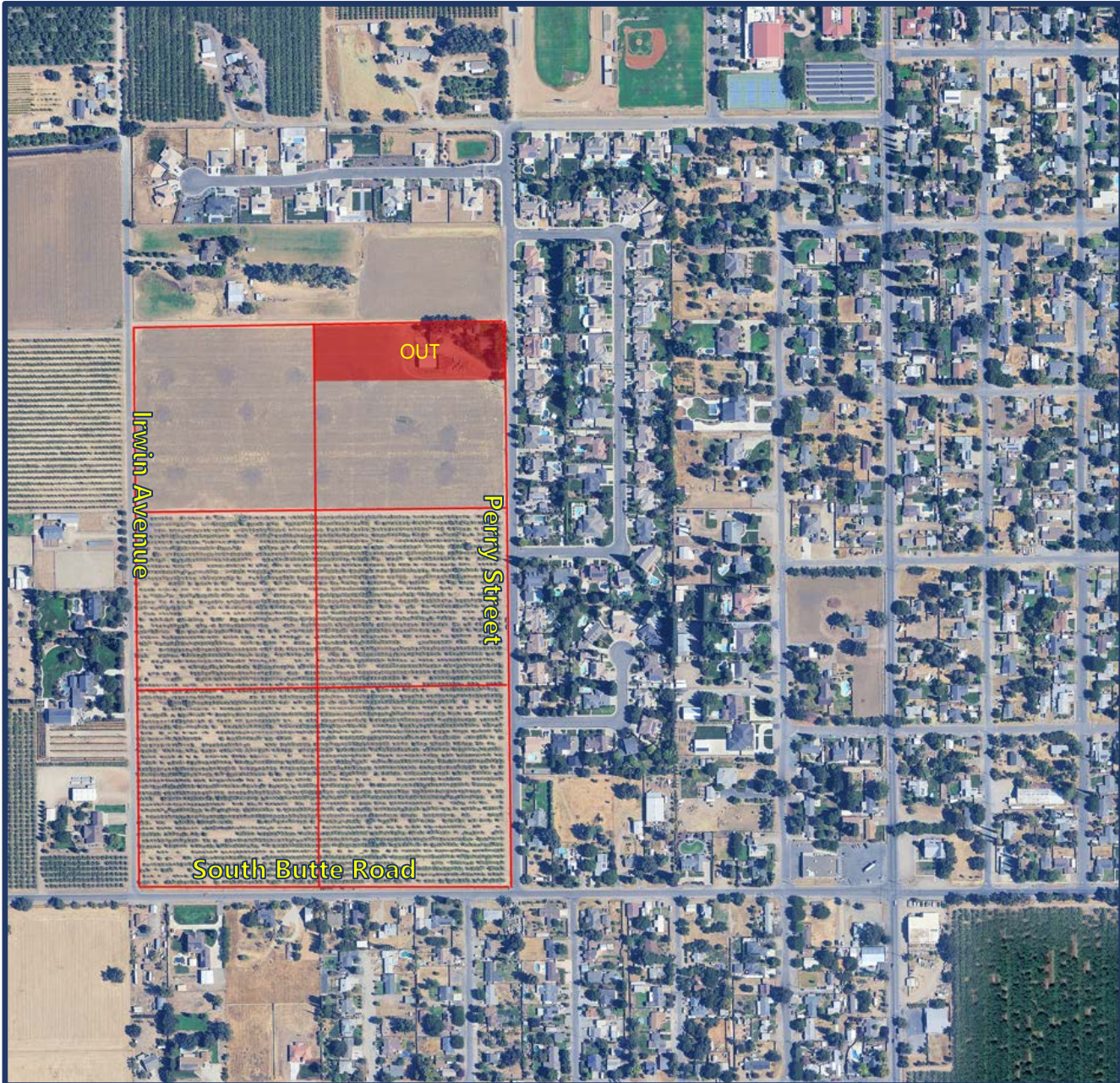
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PROPERTY MAPS – CURRENT LAYOUT



Existing Configuration:

Six legal parcels (approximately 10 acres each). Prior to closing, Seller shall complete a lot line adjustment creating an approximately 3-acre remainder parcel in the northeast corner of the property. The offering consists of 57± gross acres.

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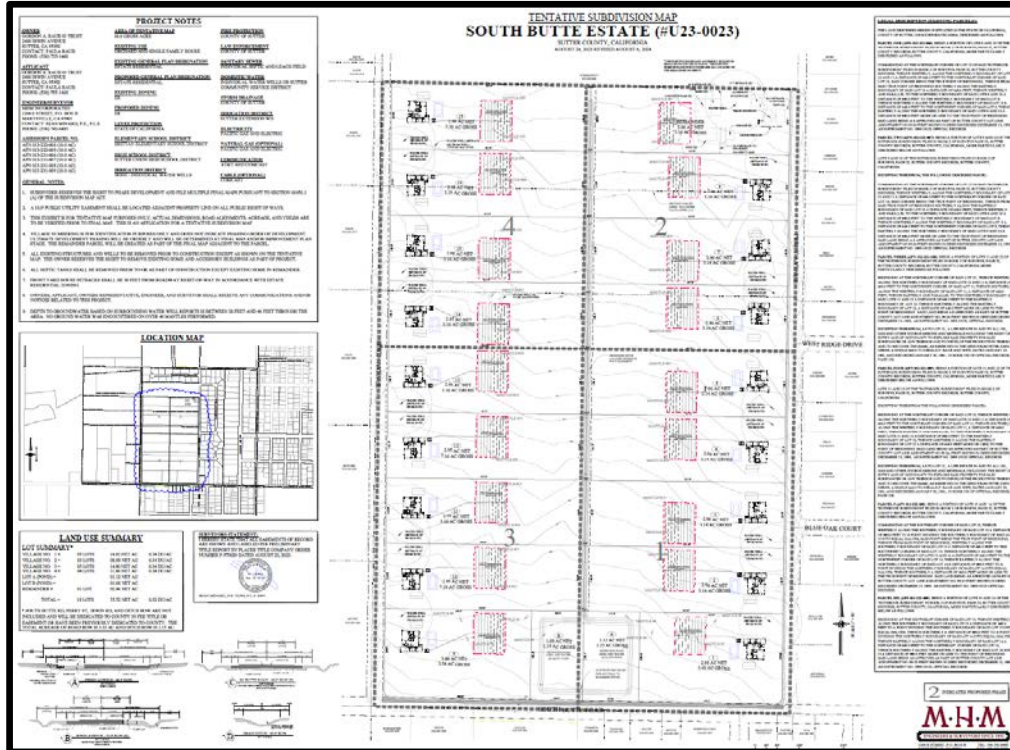
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APPROVED TENTATIVE SUBDIVISION MAP



Approved Tentative Subdivision Map

- 17 Estate Residential Lots
- Proposed Lot Sizes: 2.95 to 3.00 Acres
- Individual On-Site Wells
- Individual On-Site Septic Systems
- Approved for Phased Development
- Significant Entitlement & Engineering Work Completed to Date

Approximately 57 acres with an approved Tentative Subdivision Map for seventeen (17) estate residential lots ranging from 2.95 to 3.00 net acres. The subdivision is designed for individual wells and septic systems and benefits from substantial completed entitlement, engineering, environmental review, and planning work, significantly reducing development timelines and approval risk. Future development remains subject to applicable Conditions of Approval, required infrastructure improvements, and final map recordation.

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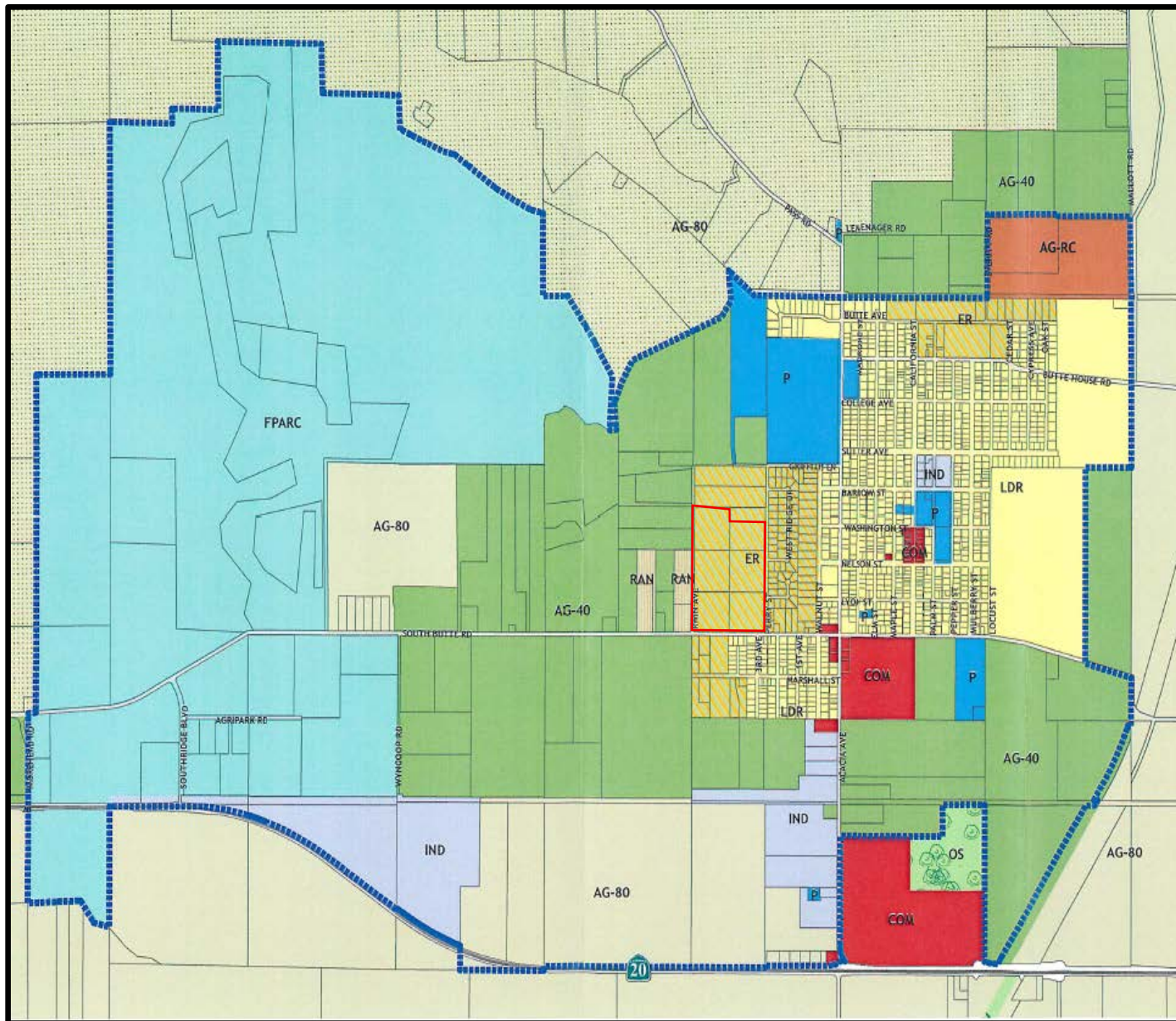
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GENERAL PLAN/ZONING INFO



The subject property is located within the Estate Residential (ER) General Plan designation for Sutter County, which generally contemplates residential development at approximately 0.5- to 3-acre parcel sizes. Any future subdivision or development is subject to applicable zoning, environmental review, engineering requirements, and all required approvals from Sutter County. Buyers are encouraged to independently verify zoning, allowable uses, development potential, subdivision requirements, and applicable approvals with the Sutter County Planning Department.

Sutter County Zoning Code

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