

## LAND FOR SALE

**PRICE  
REDUCED**  
**20.54 Acres**  
FOR  
**\$400,550**

—  
**66.85 Acres**  
FOR  
**\$800,000**

- Contiguous parcels  
Highway Frontage
- APN: 006-190-044 &  
006-200-037
- Next to Gold fields/  
Parks Bar
- Near Spenceville  
State Wildlife & Rec  
Area
- Level building sites &  
Varied terrain
- Zoned A/RR
- Can be subdivided—  
5 Acres minimum

1007 Live Oak Blvd A4  
Yuba City, CA 95991

Phone: 530-713-0243  
Fax: 530-671-2717  
karent@wmmt.com



**7780 Hwy 20**

**Smartville CA 95977**

**\$1,025,000 if purchased together**



**CONTACT:**

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