

\$449,000 - 163 Brown Boulevard, Oroville

MLS® #OR25093836

\$449,000

4 Bedroom, 3.00 Bathroom, 2,307 sqft

Residential on 18 Acres

N/A, Oroville,

Wow!! What an opportunity to own this fantastic 18.45 acre Multi-generational ranch/homestead opportunity. The primary home at 163 Brown is a 3bed/2 bath that has had lots of work completed on the interior featuring extra large bedrooms and bathroom downstairs, along with the kitchen, living room, and the large laundry room. Upstairs you will find the huge primary bedroom with bathroom. Not far from the home you will love the secondary 1 Bedroom, 1 Bathroom with its own utilities which included power & propane. Next up is the huge barn, and another building that looks like it was being converted or was another residence that has been drywalled. This will need more work as it is now being used for storage and again set up with power and a septic per the owners. Then, while entering the property you will find another building site that has a double wide at one time (159 Brown Blvd) again, set up with its own power and septic. The entire property is serviced by a commercial-style ag well with a recently replaced 5hp commercial ag pump to supply water to the entire property. With the property fenced and cross fenced, it is set up for horses, livestock, and/or gardening. There is also +/- several acres of mature olive trees ready to harvest. So if your looking for a fantastic opportunity for a family homestead or ranch style property, this is it! Please call your local agent to set up a time to view this estate.



Built in 1940

Essential Information

MLS® #	OR25093836
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,307
Acres	18.45
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Randy Chapman
Listing Office	Table Mountain Realty, Inc.

Community Information

Address	163 Brown Boulevard
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

Amenities

Utilities	Electricity Connected
Parking Spaces	4
# of Garages	4
View	Hills, Orchard, Pasture
Pool	None

Exterior

Lot Description	Front Yard, Garden, Horse Property, Pasture, Agricultural, Irregular Lot, Orchard(s)
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Interior

Interior	Laminate
Interior Features	Cathedral Ceiling(s), Laminate Counters, Open Floorplan, Bedroom on Main Level
Appliances	Electric Range, Gas Water Heater

Heating	Pellet Stove
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Pellet Stove
# of Stories	2
Stories	Two

School Information

District	Oroville Union
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Additional Information

Date Listed	April 29th, 2025
Days on Market	71
Zoning	VLDR
Short Sale	N
RE / Bank Owned	N

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