

\$159,950 - 6392 Lower Wyandotte Road, Oroville

MLS® #PA25193567

\$159,950

3 Bedroom, 2.00 Bathroom, 1,680 sqft
Residential on 5 Acres

N/A, Oroville,

A unique opportunity for someone looking to restore, rebuild, or reimagine a property from the ground up. This 1,680 sq. ft. manufactured home (built in 1985) sits on a beautiful 5.14-acre parcel with endless possibilities. The home sustained significant fire damage—multiple rooms were affected, and some walls are burned down. The original layout features a desirable split-bedroom floor plan with 3 bedrooms and 2 bathrooms—each bedroom offering a private bath and walk-in closet. Additional interior features include a semi-open living space, kitchen, dining area, and interior laundry room. With thoughtful renovation or a complete rebuild, this home could be transformed into a spacious and comfortable residence. The land is the standout feature—fenced and cross-fenced 5.14 acres, ideal for livestock, horses, gardening, or establishing a self-sustaining lifestyle. There's plenty of space for an orchard, greenhouse, pasture, or even adding new structures. Multiple outbuildings are already in place, including a rustic cabin, agricultural building, storage shed, and carport, offering extra space for tools, equipment, or guest use. Enjoy peace and privacy while remaining close to modern conveniences. The property is located in close proximity to lakes, rivers, foothills, and a variety of outdoor recreation opportunities, as well as entertainment, shopping, dining, and healthcare services. Whether you're looking for a rural retreat, an investment with upside,



or a blank canvas to create your dream country property, this one is worth a look. This is a rare chance to own acreage with infrastructure in place and the freedom to bring your vision to life. Don't miss out on this exceptional opportunity to build something special.

Built in 1985

Essential Information

MLS® #	PA25193567
Price	\$159,950
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	5.14
Year Built	1985
Type	Residential
Sub-Type	Manufactured On Land
Status	Closed
Listing Agent	Troy Davis
Listing Office	Action Realty

Community Information

Address	6392 Lower Wyandotte Road
Subdivision	N/A
City	Oroville
County	Butte
Zip Code	95966

Amenities

Utilities	Electricity Available
Parking	Driveway, RV Potential, RV Access/Parking, Carport, Circular Driveway, Detached Carport
Garages	Driveway, RV Potential, RV Access/Parking, Carport, Circular Driveway, Detached Carport
View	Neighborhood, Trees/Woods, Pasture

Pool None

Exterior

Lot Description Back Yard, Front Yard, Yard, Gentle Sloping, Horse Property, Pasture

Roof See Remarks

Foundation Raised

Interior

Interior See Remarks

Interior Features Open Floorplan, Bedroom on Main Level, Main Level Primary, Primary Suite

Heating See Remarks

Cooling Central Air

Fireplaces None

of Stories 1

Stories One

School Information

District Oroville Union

Additional Information

Date Listed September 3rd, 2025

Days on Market 7

Zoning Q1

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of April 22nd, 2026 at 5:56am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.