

# \$199,900 - 13662 Nimshew Road, Magalia

MLS® #SN25145308

**\$199,900**

3 Bedroom, 1.00 Bathroom, 1,240 sqft

Residential on 4 Acres

N/A, Magalia,

4.23-Acre Homestead with Stunning Views & Endless Potential in Magalia

Bring your Hammer, Nails & Best-Offer for a great sweat equity opportunity and discover a rare chance to own a breathtaking 4.23-acre property in Magalia. Even seller financing may be possibly available with significant down payment. Boasting spectacular views of Sawmill Peak, towering trees, and a rich history in what was once known as Irish Town, an area steeped in gold mining lore.

This unique property features two existing homes, multiple outbuildings, and a modern 1,200 sq. ft. shop—perfect for hobbies, a workshop, or business use. With three wells and multiple 200-amp power connections, the infrastructure is already in place for your dream homestead. Lots of clean-up and upgrades have been done, but there is plenty of opportunity to place your stamp on this fixer property.

Whether you envision a horse property, a small farm, or a self-sufficient homestead, this land is ideal for goats, chickens, livestock, orchards, vineyards or gardening. There's plenty of space for all your toys, from RVs and boats to ATVs, all while enjoying the privacy and seclusion of this peaceful setting.

Don't miss this chance to create your dream estate with stunning natural beauty, a rich history, and limitless potential!

Schedule a showing today!

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Built in 1960

## Essential Information

MLS® #	SN25145308
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,240
Acres	4.23
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Craftsman
Status	Closed
Listing Agent	Chari Bullock
Listing Office	American Homes and Land

## Community Information

Address	13662 Nimshew Road
Subdivision	N/A
City	Magalia
County	Butte
Zip Code	95954

## Amenities

Utilities	Electricity Connected
Parking Spaces	6
Parking	Driveway, Oversized, Private, RV Access/Parking, RV Potential, Unpaved, Workshop in Garage
# of Garages	6
Garages	Driveway, Oversized, Private, RV Access/Parking, RV Potential, Unpaved, Workshop in Garage
View	Mountain(s), Neighborhood, Trees/Woods
Pool	None

Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Concrete, Drywall, Frame, Wood Siding  
Lot Description Agricultural, Back Yard, Front Yard, Gentle Sloping, Orchard(s), Value In Land, Yard  
Roof Composition, Metal  
Construction Concrete, Drywall, Frame, Wood Siding  
Foundation Combination, Concrete Perimeter, Slab

## Interior

Interior Vinyl, Carpet  
Interior Features Bedroom on Main Level  
Heating Wood Stove  
Cooling None  
Fireplace Yes  
Fireplaces Living Room, Wood Burning  
# of Stories 1  
Stories One

## School Information

District Paradise Unified

## Additional Information

Date Listed June 28th, 2025  
Days on Market 52  
Zoning AR  
Short Sale N  
RE / Bank Owned N

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