

\$599,900 - 8640 S Geo Wash Boulevard, Yuba City

MLS® #SN25148057

\$599,900

3 Bedroom, 2.00 Bathroom, 1,820 sqft

Residential on 9 Acres

N/A, Yuba City,

Country Living Meets Income Opportunity! If you've been dreaming of farm life with added income potential, don't miss this charming 9.44-acre ranchette featuring an established persimmon orchard and a spacious 3-bedroom, 2-bath manufactured home. The home offers 1,820sqft of comfortable living space with a welcoming front porch, a large living room complete with a cozy fireplace and vaulted ceilings, and a bright, open kitchen with breakfast nook and formal dining area perfect for entertaining. You'll also enjoy the convenience of an indoor laundry room and a functional layout. Outside, there's a detached 2-car garage with a work area, plus plenty of room for your RV, boat, or additional equipment. A leased solar system helps reduce your energy costs year-round. This productive property includes approximately 845 persimmon trees, irrigated with local district ag water, and the fertile soil is also suitable for peaches, prunes, or walnuts-offering excellent long-term potential. Located just 10mi south of Yuba City, with quick access to Hwy 113 and S. George Washington Blvd, you're only a short drive from Sacramento, Woodland, or Yuba City. Whether you're looking for a peaceful country lifestyle, a smart agricultural investment, or both this property delivers. Come see it today!



Built in 1990

Essential Information

MLS® #	SN25148057
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,820
Acres	9.44
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kal Johal
Listing Office	Keller Williams Realty Yuba City

Community Information

Address	8640 S Geo Wash Boulevard
Subdivision	N/A
City	Yuba City
County	Sutter
Zip Code	95993

Amenities

Utilities	Electricity Available, Propane
Parking Spaces	2
Parking	Garage, RV Access/Parking
# of Garages	2
Garages	Garage, RV Access/Parking
View	Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Frame, Wood Siding
Lot Description	SixToTenUnitsAcre
Roof	Composition
Construction	Frame, Wood Siding
Foundation	Raised

Interior

Interior	Carpet
Appliances	Dishwasher, Free-Standing Range, Gas Range, Range Hood
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Yuba City Unified
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Additional Information

Date Listed	February 17th, 2025
Days on Market	107
Zoning	AG
Short Sale	N
RE / Bank Owned	N

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