

# \$15,900 - Bay Ranch Road, Berry Creek

MLS® #SN25170257

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**\$15,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

N/A, Berry Creek,

Peaceful 0.98-Acre Lot on Ranch Road â€”  
Berry Creek, CA

Discover your private slice of mountain paradise with this nearly one-acre lot nestled off Ranch Road in Berry Creek. Surrounded by towering pines and native oaks, this tranquil parcel offers a peaceful setting perfect for your dream cabin, weekend getaway, or future homestead. The property sits just off the scenic Bald Rock Road, providing easy access to Lake Oroville, hiking trails, and natural wonders like the Bald Rock Dome.

Enjoy the quiet serenity of country living with minimal traffic and abundant wildlife, all while being only a short drive from town amenities. The land features a natural slope, ideal for creative building or tiered landscaping, with potential for views through the trees. Whether you're looking to build now or invest for the future, this property offers the flexibility and freedom of rural living.

No utilities currently on site, but many neighboring parcels utilize wells, septic systems, and solar powerâ€”giving you full control to go off-grid or develop with modern infrastructure. Zoned for residential use, with plenty of space for gardens, outdoor recreation, or a custom build.

Don't miss this chance to own a peaceful piece of Berry Creekâ€”where nature meets



opportunity

## Essential Information

MLS® #	SN25170257
Price	\$15,900
Bathrooms	0.00
Acres	0.98
Type	Land
Status	Closed
Listing Agent	Mike Stearns
Listing Office	eXp Realty of California, Inc.

## Community Information

Address	Bay Ranch Road
Subdivision	N/A
City	Berry Creek
County	Butte
Zip Code	95916

## Amenities

Utilities	None, Sewer Not Available, Water Not Available
View	Bluff

## Exterior

Lot Description	Gentle Sloping, Bluff
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## Additional Information

Date Listed	July 28th, 2025
Days on Market	119
Zoning	U
Short Sale	N
RE / Bank Owned	N

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