

# \$29,950 - 13655 Yahi Court, Magalia

MLS® #SN25254989

**\$29,950**

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

N/A, Magalia,

BEAUTIFUL .84-ACRE LOT AT THE END OF A QUIET CUL-DE-SAC!! This .84-acre lot is ideally located at the end of a peaceful cul-de-sac in a wonderful neighborhood, offering filtered valley views and excellent privacy in a nicely treed setting. The property features a paved driveway, a prepared homesite, and a secondary parking or future garage areaâ€”ready for your new build! A forested section at the back of the property adds to the sense of seclusion, with lovely, treed views all around. Utilities are already in place, including power, water, and septic. The current owner had been living on-site in the existing trailer while preparing to build, but plans have changed, making this great opportunity available for a new owner.

Located just outside the Paradise city limits in county jurisdiction, this property is not part of an HOA and is conveniently close to shopping, schools, and downtown amenities in both Paradise and Magaliaâ€”only a few miles in either direction. This lot offers the perfect blend of privacy, convenience, and readiness for your dream home. Just minutes from the grocery store, shopping, dining, post office, schools and the northern fork of Lake Oroville at Lime Saddle Marina, plus access to the West Branch of the Feather River is running almost just outside your door! Whether it's fishing, kayaking, hiking, or just soaking in the scenery, adventure is never far away. Only 10 miles south is Lime Saddle Marina at Lake Orovilleâ€™s north endâ€”perfect for boating,



water skiing, swimming, or fishing. Just 6 miles north, you'll find Paradise Lake, a tranquil spot ideal for kayaking, canoeing, and quiet fishing. Enjoy peaceful moments on the water and watch for bald eagles and other wildlife in this no-motorboat zone. Just up the road, you'll also find access to the West Branch of the Feather River, offering swimming holes, nature walks, and even the potential for a little gold panning! You're close to several schools, a local shopping center, and the post office, putting convenience right at your fingertips. Whether you're a nature lover, outdoor enthusiast, or simply looking for a peaceful and friendly place to call home, this location offers it all. Don't miss this opportunity to build your future in a growing community with so much to offer and your chance to build the lifestyle you've been dreaming of!!

## Essential Information

MLS® #	SN25254989
Price	\$29,950
Bathrooms	0.00
Acres	0.84
Type	Land
Status	Closed
Listing Agent	Rhonda Maehl
Listing Office	Century 21 Select Paradise

## Community Information

Address	13655 Yahi Court
Subdivision	N/A
City	Magalia
County	Butte
Zip Code	95954

## Amenities

Utilities	Electricity Connected, Underground Utilities, Water Connected, Natural Gas
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View	Not Available, Phone Available, Propane Mountain(s), Neighborhood, Trees/Woods
Waterfront	Reservoir in Community

## Exterior

Lot Description      Front Yard, Back Yard, Cul-De-Sac, Irregular Lot, Sloped Down, Trees

## Additional Information

Date Listed	November 12th, 2025
Days on Market	33
Zoning	residential
Short Sale	N
RE / Bank Owned	N

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