

# \$789,000 - Collins Drive, Auburn

MLS® #224012301

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## \$789,000

Bedroom, Bathroom, 1,585,584 sqft  
Land on 36.40 Acres

N/A, Auburn, CA

Nestled in the Beautiful landscapes of Auburn, California, this expansive 36.4-acre property on Collins Dr. is a rare gem offering a myriad of features and possibilities. Boasting an elevation of 1186 ft and located a mere half-mile from Downtown Auburn, this parcel stands as the largest within walking distance to the town center and borders city limits. With a minimum lot size of 4.6 acres, EID water availability, and a well established in 2019, the property is well-equipped for development. Environmental Impact Report completion, county-approved perk & mantle/septic, & city water and sewer utility easements enhance its appeal. The strategically designed access road, proximity to essential services, stunning ridgetop sunrise and sunset views further contribute to its allure. Additionally, the property lies within the City of Auburn's sphere of influence, presenting potential annexation opportunities that could alter the minimum lot size. With its versatile landscape, including old-growth oak and olive trees, and mile-long continuous trails, this property is an excellent canvas for diverse ventures, from estate development to farming or a winery. Its half-mile distance from I-80 and historic Hwy 49 underscores its accessibility and prime location. Owner will carry.



## Essential Information

MLS® #	224012301
Listed Price	\$789,000
Square Footage	1,585,584
Acres	36.40
Type	Land
Sub-Type	Recreation
Status	Active

**Community Information**

Address	Collins Drive
Area	12307
Subdivision	N/A
City	Auburn
County	Placer
State	CA
Zip Code	95603

**Amenities**

Utilities	Water Available,See Remarks
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**Exterior**

Lot Description	Dead End,Stream Seasonal
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**School Information**

District	Placer Union High
Elementary	Auburn Union
Middle	Auburn Union
High	Placer Union High

**Lot Information**

Septic Fields	Septic Needed
Water	Domestic Well Capped
Development Status	None

**Additional Information**

Date Sold	March 1st, 2024	
Zoning	2nd	Unit
	Possible,Agricultural,Orchard,Agricultural/Residential,Recreation,Residential,Horses Allowed,Split Possible,Vineyard	

**Listing Details**

Listing Office

Century 21 Cornerstone Realty

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Listing information last updated on May 17th, 2024 at 10:02pm PDT

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