\$789,000 - Collins Drive, Auburn

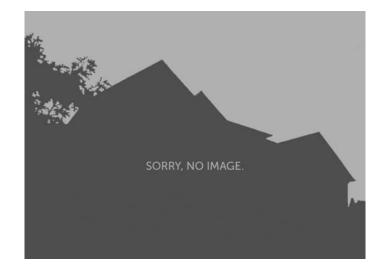
MLS® #224012301

\$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 \$\#8203\$; and possibilites. 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​ & boarders 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

Exterior

Lot Description Dead End, Stream Seasonal

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 StatusNone

Additional Information

Date Sold March 1st, 2024

Zoning 2nd Unit

Possible, Agricultural, Orchard, Agricultural/Residential, Recreation, Reside

ntial, Horses Allowed, Split Possible, Vineyard

Listing Details

Listing Office Century 21 Cornerstone Realty

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Listings marked with V* indicate the seller is willing to entertain offers within a Listing Price range. For example, a Price of \$140,000-\$170,000 indicates the seller will entertain offers from \$140,000 to \$170,000.

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

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