

EXCELSIOR RANCHES

➔ YUBA RIVER ACCESS ➔

RANCH 4 - 18.41 ACRES

A lovely property at the edge of the Bear Yuba Land Trust's renown Black Swan Trail, with views to the east, a spacious building pad, and an excellent well.

MLS#19030140

\$249,000.00



RANCH 6 - 17.41 ACRES

A secluded property with a generous building pad and the Black Swan Trail running along its eastern border, leading to the beautiful Black Swan Ponds, Deer Creek, and the Yuba River.

MLS#19030100

\$249,000.00



- Surrounded by over 700 acres of accessible open space with miles of hiking and horseback trails, including Deer Creek and the Black Swan Preserve.
- Access to superb fishing along the Yuba River.
- Steeped in gold-rush era history.
- Piped NID water for irrigation and fire protection available to all ranches.
- Underground electrical in place.
- Beautiful homes have been built at Excelsior, yours could be next!



BDA Land.com

To tour these properties, call Brian Bisnett at (530) 277-9733 or go to www.BDALand.com

Information contained on this advertisement is not guaranteed. Buyer should verify any and all information with appropriate professionals. Properties are offered for sale by owner. Owner is a licensed real estate broker, DRE#01924750.

PROJECT REPRESENTATIVE

NAME: BRIAN BISSETT
ADDRESS: 16046 BEAR COURT
GARDEN GROVE, CA 95649
TEL. NUMBER: 530.277.7779

UTILITIES

- POTABLE WATER SUPPLY
- GROUNDWATER WELL
- SEWAGE DISPOSAL
- SEPTIC TANKS
- IRRIGATION CANALS
- NEVADA RECREATION DISTRICT
- FIRE PROTECTION
- SMARTVILLE FIRE PROTECTION DISTRICT
- ELECTRICITY
- P.G. & E.
- GAS
- INDIVIDUAL PROPANE TANKS

YUBA NARROWS RANCH
530.34 ACRES

BLACK SWAN RANCH
173.23 ACRES

EXCELSIOR RANCHES
232.72 TOTAL ACRES

- ① 21.07 ACRES
FUTURE DEVELOPMENT PRESERVE
- ② 30.80 ACRES
- ③ 21.74 ACRES
- ④ 18.41 ACRES
- ⑤ 21.73 ACRES
- ⑥ 17.41 ACRES
- ⑦ 20.44 ACRES
- ⑧ 21.78 ACRES
- ⑨ 22.26 ACRES
- ⑩ 29.83 ACRES
- ⑪ 13.29 ACRES

⑫ 2 ACRE BUILDING ENVELOPE

- AGRICULTURAL ENVELOPE
- CA, FISH & WILDLIFE/
BIRCHBAUM LAND TRUST
OPEN SPACE

CURRENT ZONING
YUBA COUNTY: A / BR05-
NEVADA COUNTY: AC-40

TRAIL LEGEND

- PUBLIC TRAILS
- PRIVATE TRAILS



CAUTION: GRAPHIC SCALE MUST BE USED EXCEPT WHERE DIMENSIONED

