

3027 W Wise Rd.
Lincoln, CA 95648

FOR SALE
\$1,950,000

1925 SF Home on 80 Acres
APN: 021-151-043-000

PRESENTED BY

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Broker

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**CENTURY 21
COMMERCIAL.**

Select Real Estate

Contact: (530) 757-3720

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PROPERTY SUMMARY

- Property Name:
- Address: 3027 W Wise Rd., Lincoln, CA 95648
- Property Type: Investment
- Total Square Footage: +/-1925
- Lot Size: +/-80 Acres
- Year Built/Renovated: 1944
- Number of Units: 1
- Occupancy Rate: Vacant
- Zoning: Farms
- Garage: 4



Welcome to an exceptional opportunity at 3027 W Wise Road in Lincoln, CA, with an expansive ±80-acre farm-zoned property offering the perfect balance of rural tranquility, usable land, and modern comfort. The 1,925 SF residence, originally built in 1944 and thoughtfully updated with new flooring, fresh interior paint, and inviting finishes, blends timeless character with move-in-ready appeal. The gently rolling acreage presents endless possibilities for agricultural use, equestrian pursuits, recreation, or a private estate, while a long-standing hay lease provides consistent supplemental income with year-to-year flexibility. Possibility to rezone for commercial use. Ideally situated just minutes from downtown Lincoln, this property delivers space, privacy, and proven income potential in one of Placer County's most desirable rural settings.

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PROPERTY OVERVIEW

The property presents a rare investment opportunity to acquire ±80 acres of farm-zoned land in the growing Lincoln, CA market, combining immediate income with long-term upside. The property benefits from a stable, year-to-year hay lease with a proven 10+ year history, offering consistent cash flow while preserving flexibility for future repositioning.

The improved asset includes a 1,925 SF updated residence, enhancing both usability and potential rental or owner-occupant value. With its proximity to expanding residential growth, strong regional demand for agricultural land, and potential for alternative uses subject to zoning, this property offers a compelling blend of income stability, land banking, and future appreciation.



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INVESTMENT HIGHLIGHTS

- Flexible Year-to-Year Lease Structure for Future Use
- Combination of Immediate Cash Flow and Long-Term Appreciation Potential
- Rare Large Acreage Offering in Desirable Placer County Location

This offering represents a rare chance to acquire a high-quality asset for serene living, and a strong growth potential and income stream.



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KEY FEATURES

- Unit property featuring 80 acres currently zoned Farms with a 3 bedroom home and 4-car garage.
- Country living with expansive possibilities for agriculture, recreation, equestrian or your own private retreat.
- Located in serene setting where you can watch gorgeous sunrise and sunsets.



**Land
Home
Storage**



08

Beauty



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NEARBY AMENITIES

Shopping

- Lincoln Hills Town Center (6 miles)
- Target (7 miles)
- Westfield Galleria (15 miles)

Dining

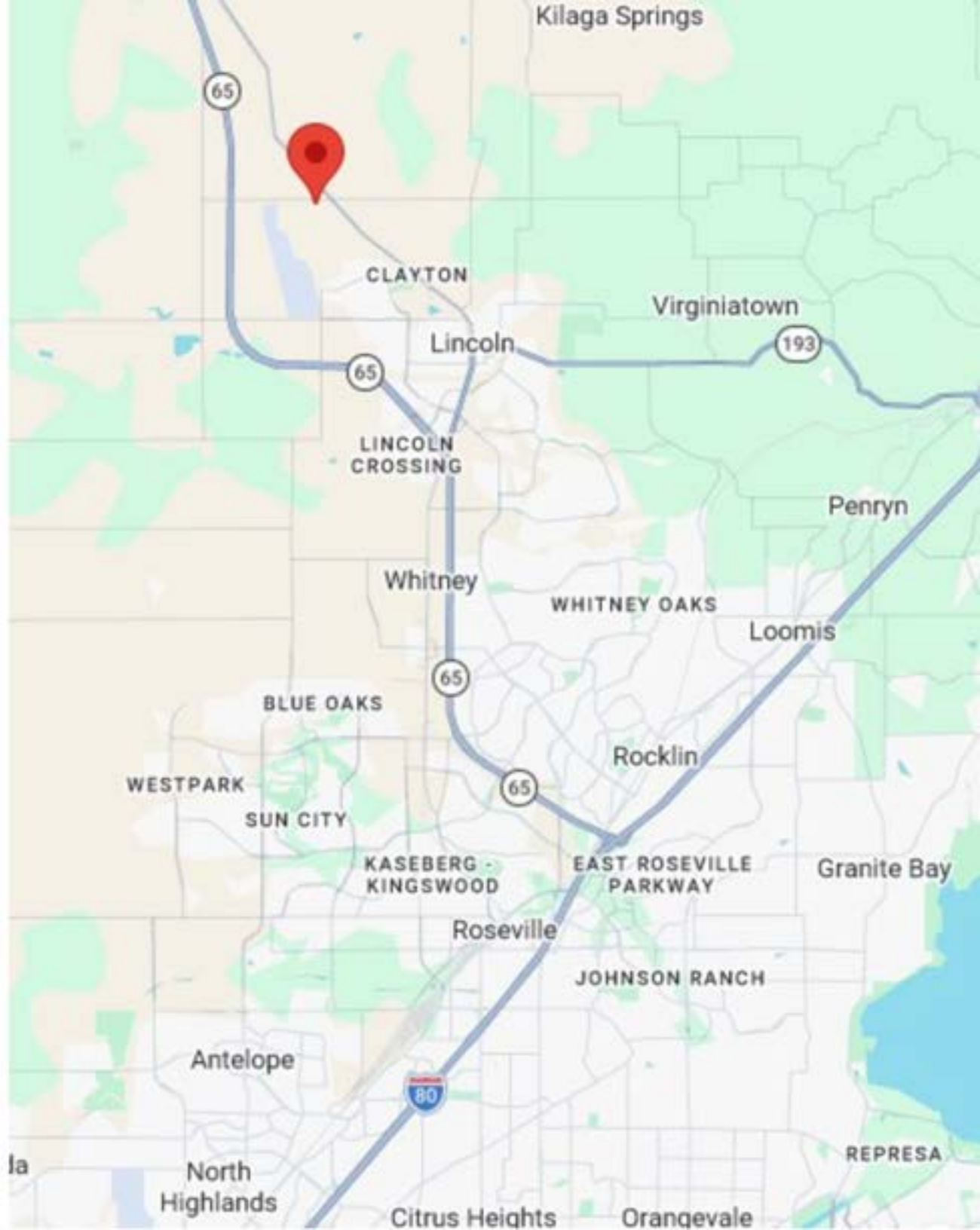
- Orchid Thai Restaurant (6 miles)
- Buonarroti's Ristorante (6 miles)

Entertainment

- Thunder Valley Casino Resort (10 miles)
- Studio Movie Grill (15 miles)

Parks & Recreation

- McBean Memorial Park (7 miles)
- Lincoln Hills Golf Club (8 miles)
- Hidden Falls Regional Park (10 miles)



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DEMOGRAPHIC

- **±80,000 Residents Within a 5-Mile Radius Supporting a Growing Demand Base**
- **Strong Population Growth of 2.5% Annually Driving Housing and Land Demand**
- **Median Household Income of \$85,000 with High Concentration Above \$100,000**
- **Educated Workforce with ~40% Holding a Bachelor's Degree or Higher**
- **Family-Oriented Market (60% of Households; Avg. Size 3.1) Supporting Larger Lot and Rural Living Demand**
- **Increasing Demand for Agricultural, Equestrian, and Lifestyle Properties**





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