



— RANCH REALTORS —
SPECIALIZING IN AGRICULTURAL REAL ESTATE SINCE 1947
www.stromerrealty.com

Lic. 01050665
591 Colusa Avenue
Yuba City, California U.S.A. 95991
(530) 671-2770 • Fax (530) 674-0651

**WALNUT/FRUIT ORCHARD
69 ACRES, M/L
YUBA COUNTY, CALIFORNIA**

**Stromer Realty Company
of California
591 Colusa Ave., Yuba City, CA 95991
Phone: (530) 671-2770 Fax: (530) 674-0651**

WALNUT/FRUIT ORCHARD
69 ACRES, M/L
YUBA COUNTY, CALIFORNIA

LOCATION: The property is located at 1277 Simpson Ln., Marysville, CA.

APN: 018-230-004-000.

SOIL: Columbia fine sandy loam. (attached soil survey).

ACREAGE: The property is planted to walnuts fruit trees. The varieties, acres, and ages are as follows:

- 1) 23 acres of Chandlers (approx. 20 years old).
- 2) 18 acres of Serrs (approx. 30 years old).
- 3) 18 acres of Hartleys (approx. 10 to 40 years old).
- 4) 2 acres of Persimmons (approx. 12 years old).
- 5) 3 acres of Apricots (approx. 12 years old).
- 6) 3 acrs of Cherries (approx.. 12 years old).

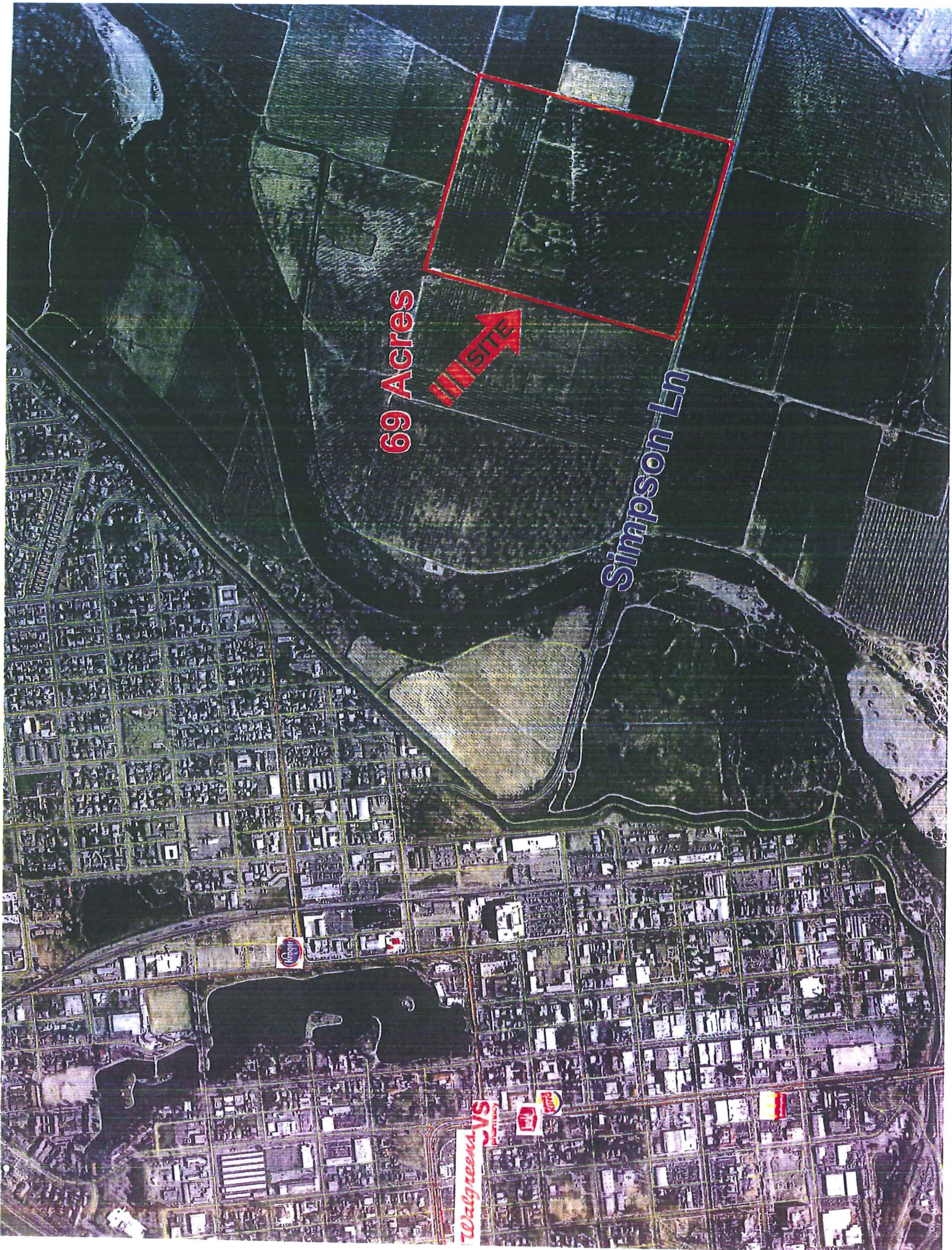
PRODUCTION: Records available during due diligence.

WATER: 2 ag wells connected to one microjet irrigation system which irrigates the entire orchard.

IMPROVEMENTS: 1,700 square foot, 3 bedroom, 1 bath home and an older shop.

COMMENTS: This orchard is a turn key operation and ready for a new owner to step in and start farming.

PRICE: \$1,621,500 Cash to Seller at close of escrow.



69 Acres

IN SITE

Simpson Ln

Wetgreen VS

69 Acres



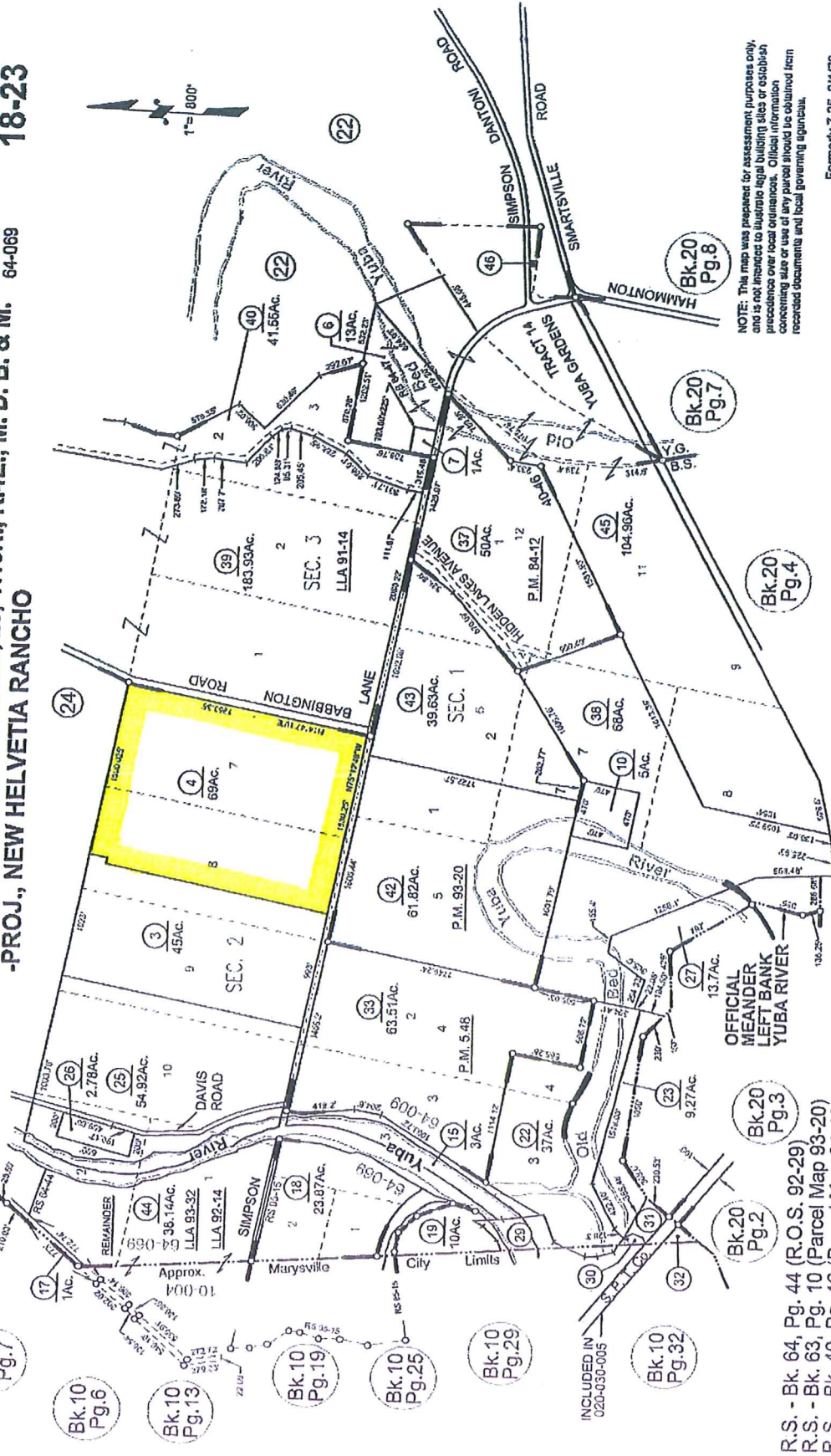
Simpson Ln



POR. SEC. 1, 2, 3, BABINGTON SURVEY & POR. TRACT 14 YUBA GARDENS
POR. SEC. 29, T.15N., R.15N., R.3E., & POR. SEC. 22, 23, T.15N., R.4E., M. D. B. & M.
-PROJ., NEW HELVETIA RANCHO

Tax Area Code
 64-009
 64-069

18-23



NOTE: This map was prepared for assessment purposes only, and is not intended to be a legal building site or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Formerly 7-25, 3/1/73
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk.18, Pg. 23
County of Yuba, Calif.

03/14

R.S. - Bk. 95, Pg. 15 (R.O.S. 03-06)
 R.S. - Bk. 64, Pg. 47 (R.O.S. 94-24)

Bk.20
 Pg.3

(L.L.A. 91-14; 92-14)
 (L.L.A. 93-32)

Map Bk. 3, Pg. 2 (Yuba Gardens)

R.S. - Bk. 64, Pg. 44 (R.O.S. 92-29)
 R.S. - Bk. 63, Pg. 10 (Parcel Map 93-20)
 R.S. - Bk. 40, Pg. 46 (Parcel Map 84-12)
 R.S. - Bk. 21, Pgs. 39-40 (Parcel Map 6-25)
 R.S. - Bk. 19, Pg. 47 (Parcel Map 5-48)
 Bk. 9 Deeds Pg. 232 (Babington Survey)

Bk.20
 Pg.3

Bk.20
 Pg.2

Bk.10
 Pg.32

Bk.10
 Pg.29

Bk.10
 Pg.25

Bk.10
 Pg.19

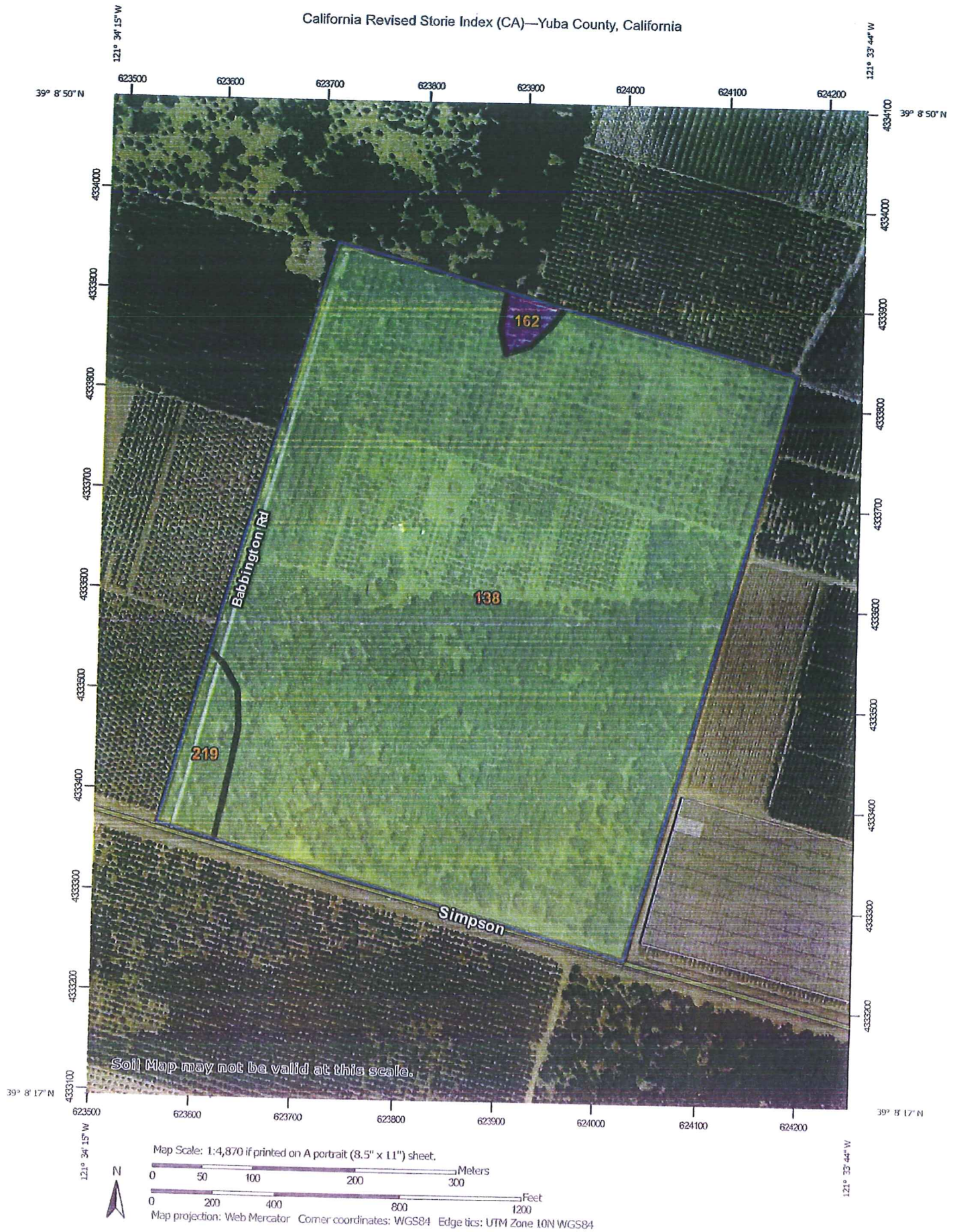
Bk.10
 Pg.13

Bk.10
 Pg.6

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE

California Revised Store Index (CA)—Yuba County, California



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/12/2017
Page 1 of 4

California Revised Storie Index (CA)

California Revised Storie Index (CA)— Summary by Map Unit — Yuba County, California (CA618)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
138	Columbia fine sandy loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Columbia, fine sandy loam (85%)	69.6	96.2%
162	Holillipah loamy sand, 0 to 1 percent slopes, occasionally flooded	Grade 3 - Fair	Holillipah, loamy sand (85%)	0.6	0.8%
219	Shanghai silt loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Shanghai, silt loam (85%)	2.1	2.9%
Totals for Area of Interest				72.3	100.0%