

STROMER REALTY COMPANY OF CALIFORNIA



31.34 ACRES M/L
SUTTER COUNTY, CA
Lic. 01050665

Stromer Realty Company of California
Sean Stromer | DRE # 01307776
530.713.5000 (m) | sean@stromerrealty.com



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



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PROPERTY ADDRESS

37 Laurel Ave, Yuba City, CA 95991

LOCATION DETAILS

The property is located in a very desirable location, approximately 29 miles from Sacramento and approximately 12 miles south of Yuba City. The property is easily accessible from Highway 99.

ASSESSOR PARCEL NUMBER

25-260-026

ZONING

AG-20 Sutter County

DESCRIPTION

There are approximately 31.34 acres. The property has been farmed to big, beautiful mature walnut trees for many generations. The property is surrounded by mature walnut orchards to the east and south of the property. The soil is suitable for tree crops.

WATER

The property has dual source water: Garden Highway Mutual Water Company and via lift pump from the Feather River (riparian water rights).

SOIL

The property consists of Conejo loam soil (Class 1). The soil was tested by AGQ Labs and Technology: **52%** sand, **29%** silt, **19%** clay. Soil compaction risk - low.

IMPROVEMENTS

There is an approximately 1,100 sq. ft. residence, which is in good condition. There is a 2,400 sq. ft. metal shop, which is in excellent condition. There is also a 1,200 sq. ft. shop/storage shed in excellent condition.

HULLER AND DRYER

Wizard R-9 Huller 16-ton capacity. The huller and dryer are in working condition, according to the seller, and were last used in 2017. *Farming equipment is also available separately, which includes tractors, discs, forklift, fuel tanks, and more. Please request a full list of equipment from the listing agent.*

PRICE

\$879,000

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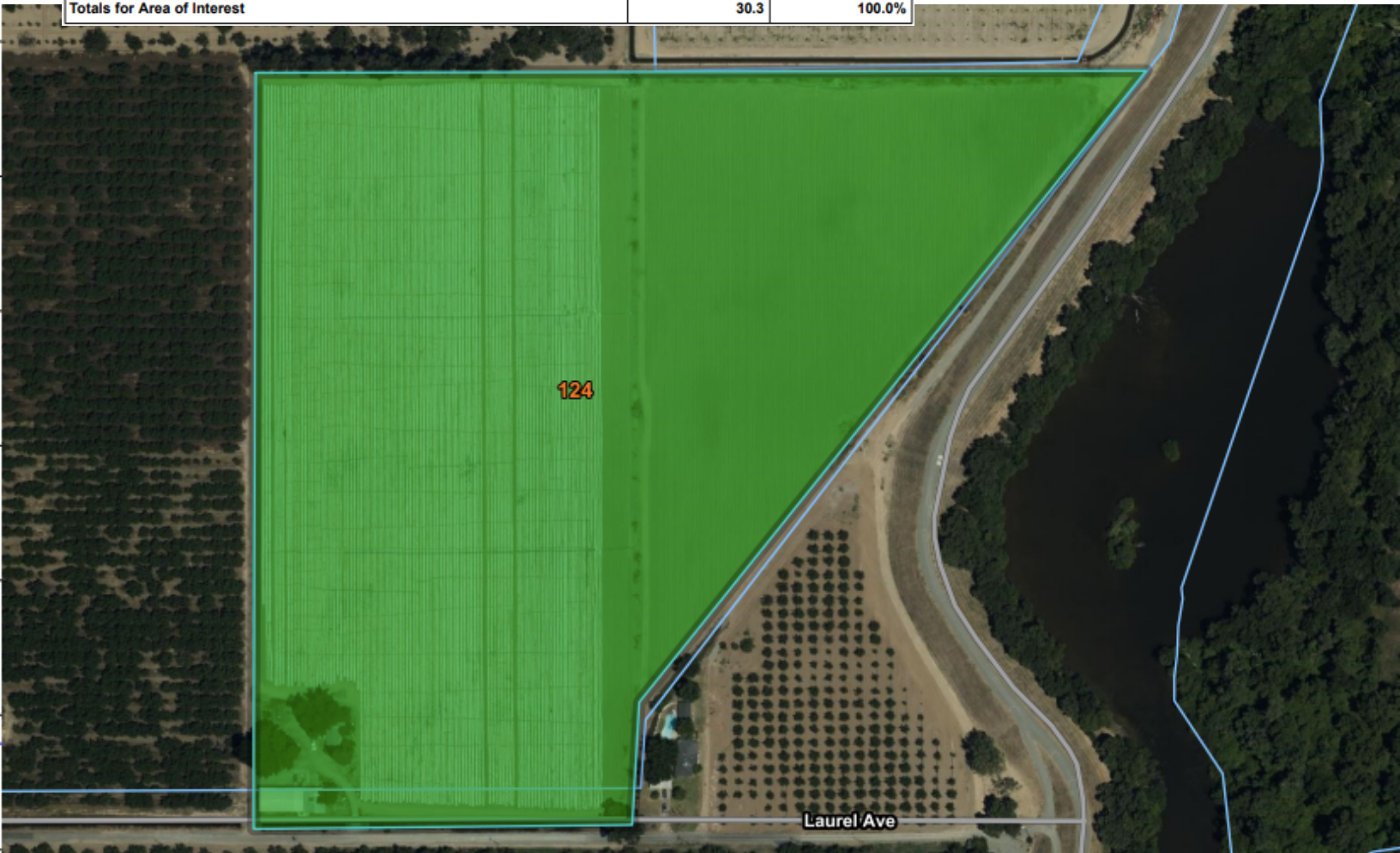


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
124	Conejo loam, 0 to 1 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam (80%)	30.3	100.0%
Totals for Area of Interest				30.3	100.0%



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SHOP



SHED



LAND



HOME



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OWN A PIECE OF HISTORY

This property has been in the family for many generations. Property in this vicinity does not exchange hands very often, especially in smaller parcels such as this. We believe this property would be a good fit for someone interested in getting into the farming business. This property has it all - water, great soil, home, shops, huller, dryer, history, and location!

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