

STROMER REALTY COMPANY OF CALIFORNIA



48.9 ACRES
Bare Ground
Evans Reimer Road
Gridley, CA 95948
Lic. 01050665



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



Stromer Realty Company of California

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com

LOCATION: The property is located on Evans Reimer Road in Gridley, California. Only a ten-minute drive from downtown Gridley.

APN: 21-180-003 (48.9 Total Acres)

DESCRIPTION: This 48.9 acres is currently being used to grow winter wheat. The property has been ripped six feet with a slip plow in 2021 and is ready to be planted with a permanent crop.

WATER: The property is included in the Biggs-West Gridley Water District. (See the attachment on page five for more information on the 2022 water rates.)

SOIL: This ranch consists of entirely class three soils. (See the attached soil map on page four for more information)

COMMENTS: This property is bare ground suitable for permanent plantings or row crops. Farming is the backbone of this community and this is your opportunity to be a part of it!

PRICE: \$1,173,600



Stromer Realty Company of California

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com



Google

Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPA/USGS

0 200 400 600 800ft

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



Stromer Realty Company of California

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@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



Stromer Realty Company of California

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com

2022 Board Approved Summer Water Rates & Duties

Season	Crop/Land Use	Board Established Ac Ft / Acre full yr.	Per Ac Ft	# of Irrig. for full yr.
Summer (April 1 - October 31)	Rice	6.00		Continuous
Summer (April 1 - October 31)	Rice - Flood Up Only	1.40		6" or less
Summer (April 1 - October 31)	Orchard	4.00		6 Irrig.
Summer (April 1 - October 31)	Orchard - One time Flood Up		0.67	1X
Summer (April 1 - October 31)	Row Crops	3.45		per Calc
Summer (April 1 - October 31)	Pasture/Alfalfa	4.50		8 Irrig
Summer (April 1 - October 31)	Pasture/Alfalfa - One Time Flood Up		0.56	1X
Summer (April 1 - October 31)	Duck Ponds / Habitat	6.65		Continuous

2022 Summer Water - 50% Curtailment

Rice - Gravity	\$70.22 per irrigated acre
Rice, Drain	\$37.71 per irrigated acre
Rice , Gravity & Drain	\$53.96 per irrigated acre
Rice, Flood Up Only	\$12.19 per irrigated acre
Rice, Drain Flood Up Only	\$6.66 per irrigated acre
Rice 1.5 times	\$105.33 per irrigated acre
Orchards, Gravity	\$47.30 per irrigated acre
Orchards, Drain	\$25.32 per irrigated acre
Orchards, Gravity one time	\$12.19 per irrigated acre
Orchards, Drain one time	\$6.66 per irrigated acre
Orchards, 1.5 times	\$70.96 per irrigated acre
Pasture, /Alfalfa, Gravity	\$52.48 per irrigated acre
Pasture, /Alfalfa, Drain	\$28.09 per irrigated acre
Pasture, /Alfalfa, (1x)	\$12.19 per irrigated acre
Row Crop, Gravity	\$40.46 per irrigated acre
Row Crop, Drain	\$21.81 per irrigated acre
Duck Ponds/Habit, Gravity	\$78.35 per irrigated acre
Duck Ponds/Habit, Drain	\$41.95 per irrigated acre

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



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



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