

STROMER REALTY COMPANY OF CALIFORNIA



219.5 ACRES (M/L)

Row Crops

County Road Y

Butte City, Ca 95920

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

Fred Southam | DRE # 0137729

530.517.1708 (m) | fred@stromerrealty.com

LOCATION:

Two miles South East of Afton California at the East end of County Road 69. In Glenn county.

FARM & WATER:

219.5 gross acres of farm land. The property has three deep irrigation wells. Two are 25 horsepower and one is 30 horsepower. Soil, about 30 percent is Grade 2 Zamora Silty Clay Loam, about 53 percent is Grade 3 Marvin Silty Clay Loam, and the last 17 percent is Grade 4 Marvin Silty Clay Loam moderately saline-alkali.

The ranch has been planted to row crops and rice over the years. Currently growing sunflowers.

PROPERTY FEATURES:

Rice Storage Bins: Four commercial-grade storage bins—two 36-foot bins (approximately 6,500 CWT each) and two 42-foot bins (approximately 10,000 CWT each). Each bin is equipped with a 20 HP motor, blower ventilation system, and propane heat (buyer to provide propane tank). Combined, the bins offer an estimated storage capacity of 31,000 to 33,000 sacks.

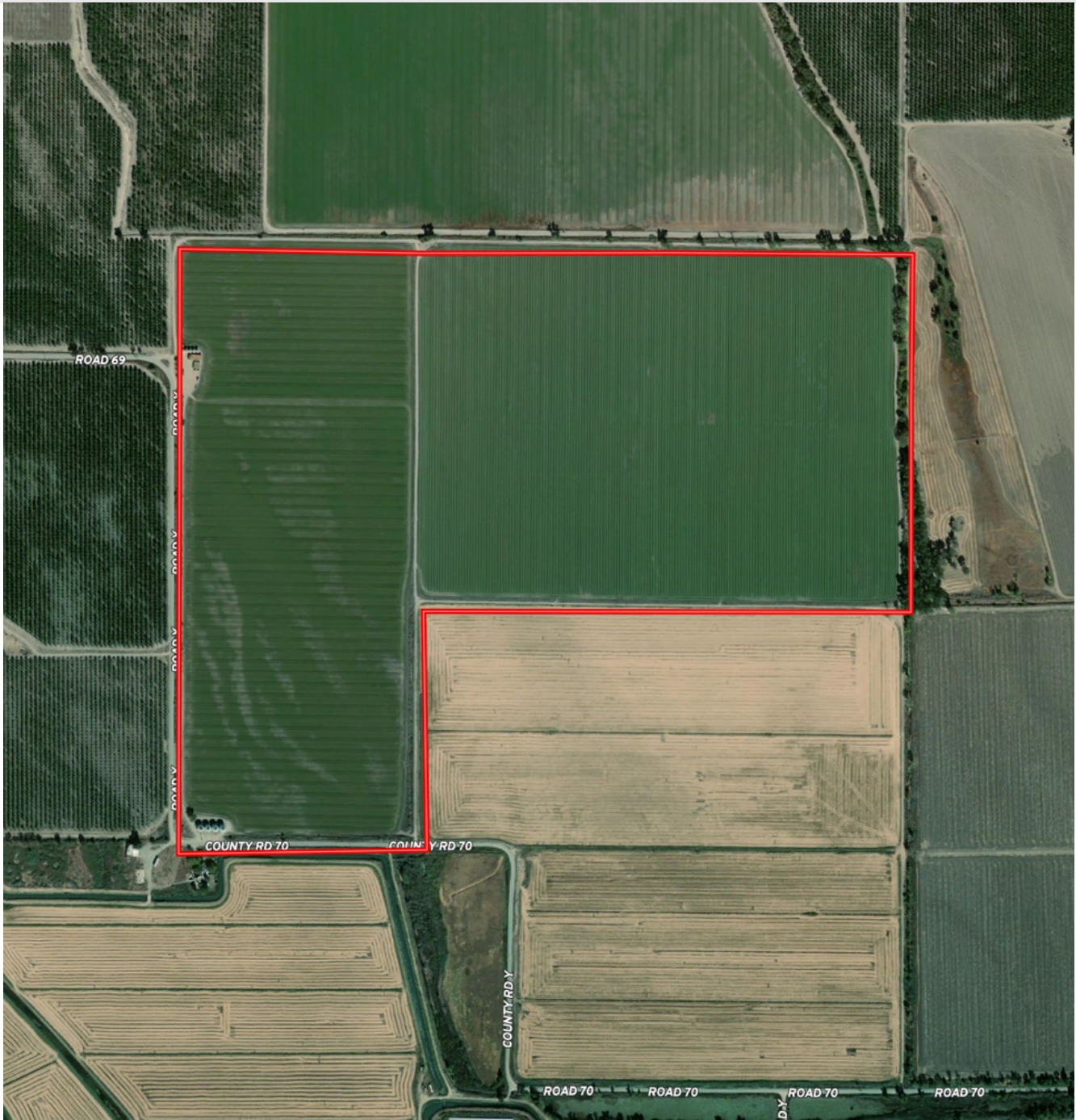
PRICE: \$3,073,000



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Ma	Marvin silty clay, 0 to 1 percent slopes	Grade 3 - Fair	Marvin (85%)	13.3	6.1%
Mba	Marvin silty clay loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 3 - Fair	Marvin (85%)	105.1	48.3%
Mbb	Marvin silty clay loam, moderately saline-alkali, 0 to 1 percent slopes	Grade 4 - Poor	Marvin (85%)	37.6	17.3%
ZbA	Zamora silty clay loam, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Zamora (85%)	37.4	17.2%
Zma	Zamora silty clay loam, slightly saline-alkali, 0 to 2 percent slopes	Grade 2 - Good	Zamora, slightly saline-alkali (85%)	24.0	11.1%
Totals for Area of Interest				217.5	100.0%

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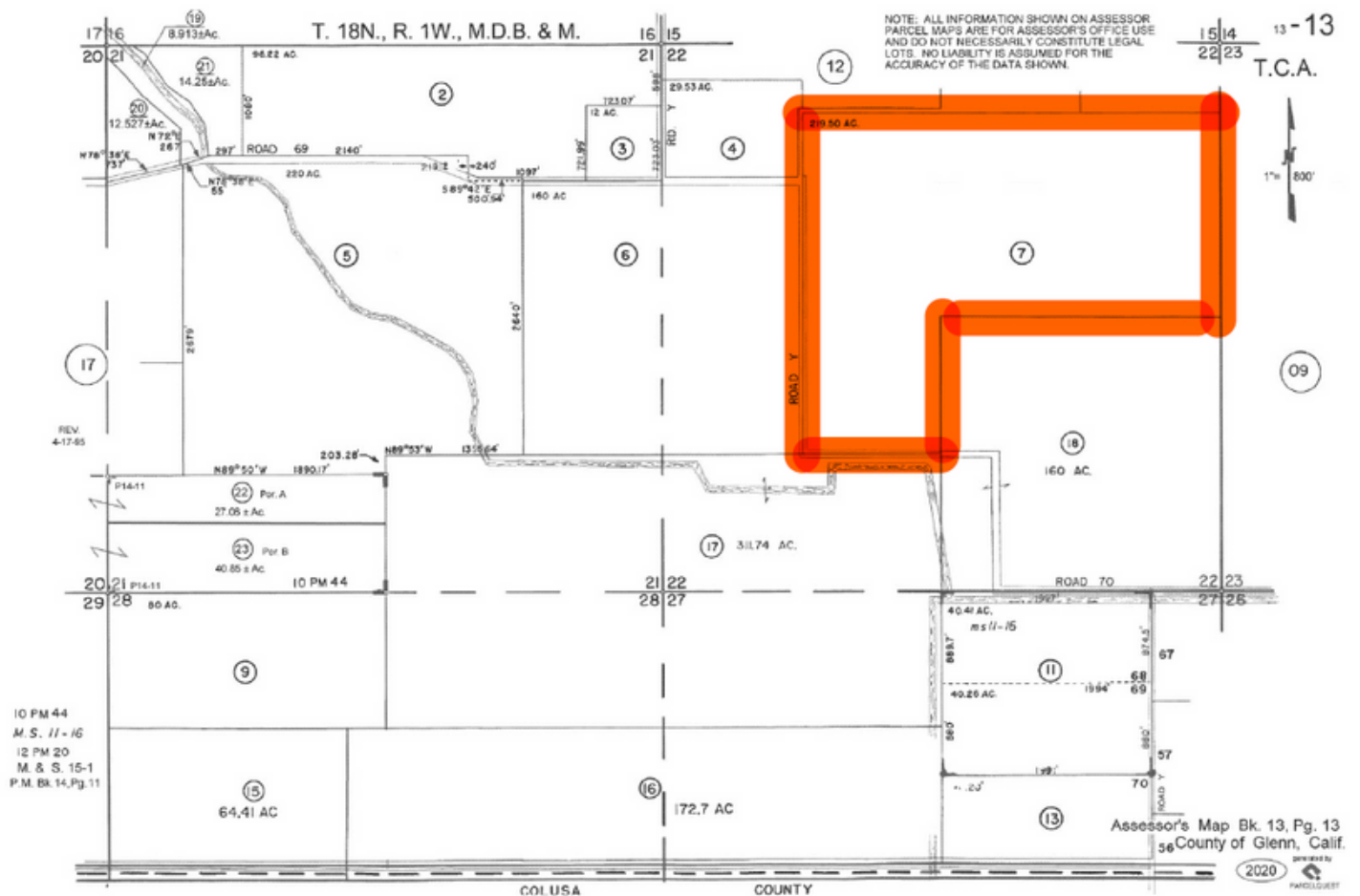
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