

# 270 acres in Yuba County

Stromer Realty Company of California | 530-671-2770 | info@stromerrealty.com

IOWA CITY RANCH  
RICE/WHEAT/WALNUTS/DUCK CLUB  
269.63 ACRES, M/L - 2955 FRUITLAND ROAD  
DISTRICT 10  
YUBA COUNTY, CALIFORNIA



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## Property Address

2955 Fruitland Road  
Marysville, California 95901

## Property Highlights

- Price: \$3,200,000.00
- Acres: 269.65
- County: Yuba
- State: California
- Closest City: Marysville
- Property Type: Farms

## Property Description

The Yuba County portion of this farm has been laser leveled into five (5) separate individual fields. All of the fields are irrigated with water from the BVID district. This is quality farm land that has excellent soil and water with many farming options. The land is presently farmed into rice, wheat and walnuts and with continued good management, this farm land would generously produce top quality yields of any commodity crops grown in the Sacramento Valley, including all fruit or nut orchards. There has been 22.67 acres of chandler walnuts planted in 2014 with paradox root stock and will have substantial income in years to come (please refer to the California Walnut report by the United States Department of Agriculture).

**LEGAL PARCELS:** The Iowa City Farm contains (3) legal parcels of farm land. Yuba County assessor parcel numbers: 003-110-058-000 (88.30 acres), 003-110-059-000 (7.53 acres), 003-110-060-000 (72.06 acres) 003,110-061-000 (101.76 acres) for a total acreage of 269.65 acres. **FSA ACREAGE:** According to the United States Department of Agriculture Farm Service Agency, this parcel is registered Farm No. 1813/Tract 5937 and contains a total of 237 cropland acres, m/l (150 acres, m/l rice, 62 acres, m/l wheat and 25 acres, m/l walnuts).

**SOIL:** This very deep, well drained soil has a classification of Class No. 1 Perkins loam (50% of cropland), Class No. 3 Kimball loam, Auburn loam, and San Joaquin loam (50% of cropland). According to the USDA Soil Survey of Yuba County, these soils are all considered prime farm land soils. **WATER:** This property is within the Browns Valley Irrigation District receiving water via an old 1888 water right from out of the Yuba River (first water right on the Yuba River ever recorded). In addition there are three (3) PG&E powered,

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More details at  
[landsofcalifornia.com/listing/3765364](http://landsofcalifornia.com/listing/3765364)

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excellent producing, agricultural wells located on the property that services this entire farm. WATER SALE POTENTIAL: This farm has a 1,000 acre foot allocation within the 2013 Yuba River ground water substitution program called the Accord that has a substantial income (4 year average \$46,871) for water sales in given years. TOTAL INCOME POTENTIAL:

1) 150 acre rice production, Cal Ag Trader, 8 year avg/prices paid \$140,302 2) 62 acres wheat income, 4 year average\* \$32,240 3) Accord ground water substitution transfer, 4 year average (Note1) \$46,871 4) 250 acre hunting lease, offered \$25,000 5) 22.67 acre (future) 2019 walnut production anticipated (1 ton/ac.) \$45,340 Total Net Farming Income (9% Cap Rate). \$289,753

(\*This 62 acre wheat field could easily be planted to an almond orchard and experience a considerable increase in income in 4 years).

RECREATIONAL VALUE: This property is surrounded by some of the most influential District 10 Waterfowl hunting clubs in the state of California. The 5,500 acre Saddleback Ranch is located east of this farm and the 2,600 acre Honcut Creek Ranch is located to the west. The 2,500 acre OBrien Ranch on the north border of the Iowa City Farm, attract millions of wintering waterfowl that travel the Pacific flyway annually, and make for a very high quality hunting experience. The Iowa City Farm also supports exceptional dove, quail, wild turkey and Columbian blacktail deer hunting.

## Driving Directions

The subject property is located 12 miles north of the city of Marysville, California. The property borders Fruitland Road on the south, and is in the famous District 10 waterfowl area. This farming area is known as the upper Honcut Valley having produced the first successful grain crops grown in the state of California (back in the gold rush days 1850s). Fruitland Road is a well maintained Yuba County road with easy access via Ramirez Rd. off California State Highway 70.

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