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**HWY 505 RANCH FOR SALE
ROW CROPLAND WITH ORCHARD POTENTIAL
YOLO COUNTY, CALIFORNIA**

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

HWY 505 RANCH FOR SALE
ROW CROP LAND WITH ORCHARD POTENTIAL

LOCATION: This ranch is located just south of highway 16 by about 1 mile on County Rd 90. The ranches southern boundary is County Rd 24-A.

APN#: 050-030-028-000 / 049-090-013-000 total acreage= 228.18.

INGRESS AND EGRESS: To access the ranch take County Road 90 south from Highway 16 travel on County Rd 90 for about 1 mile to the north boundary. There is an equipment pad on the north side of the property. County Road 90 runs parallel to Highway 505.

DESCRIPTION: The ranch has been traditionally farmed to fresh market crops such as corn, broccoli, melons, wheat, hay, and sun flowers. With proper research the ranch has potential to grow tree crops. There are several orchards in the immediate area.

WATER: The ranch has a well that pumps approximately 2000 gpm's. The well is powered by a 250 horse power JD gear head motor. The possibility of PG&E hookup is very easy as there is a PG&E pole very close. The ranch is also located in the Yolo Irrigation district. The Yolo irrigation district delivery ditch is on the south end of the ranch. Yolo irrigation district is a reliable additional water source to the property.

SOILS: Please see attached soil map.

PRICE: \$4,300,000

CONTACT
CHUCK KRYSKI
CELL (530) 304-7850

California Revised Store Index (CA)-Yolo County, California



MAP LEGEND

 Area of Interest (AOI)	 Grade 5 • Very Poor
 Area of Interest (AOI)	 Grade 6 • Nonagricultural
Soils	C Not rated
 Soil Rating Polygons	C Not rated or not available
 Grade 1 • Excellent	 water Feature
 Grade 2 • Good	 Straams and Canals
 Grade 3 • Fair	Transportation
 Grade 4 • Poor	 Ralls
 Grade 5 • Very Poor	 Interstate Highways
 Grade 6 • Nonagricultural	 us Routes
 Not rated	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating U n n	 Background
 Grade 1 • Excellent	 Aerial Photography
 Grade 2 . Good	
 Grade 3 • Fair	
 Grade 4 - Poor	
 Grade 5 - Very Poor	
 Grade 6 • Nonagricultural	
 Not rated	
 Not rated or not available	
Soil Rating Points	
 Grade 1 • Excellent	
 Grade 2 . Good	
 Grade 3 . Fair	
 Grade 4 • Poor	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California
Survey Area Data: Version 13, Sep 13, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 4, 2012-Feb 17, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	AeraInAOI	Percent of AOI
BrA	Brentwood silty clay loam, Oto 2 percent slopes	Grade 1 - Excellent	Brentwood (85%)	16.1	6.9%
Ca	Capy silty clay, 0 percent slopes, MLRA 17	Grade 3 - Fair	Capay (85%)	68.4	29.5%
Mf	Marvin silty clay loam	Grade 2 - Good	Marvin (85%)	147.8	63.6%
Totals for Area of Interest				232.3	100.0%

Description

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

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11.07.00

Legend

- Cottonwood
- Untitled Polygon
- 📍 Well

Google Earth

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2000 ft

Gibson Rd

90A



06 p 35

24A

Well

