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5 Acres  
Sutter County, California

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

**5 ACRES**  
**SUTTER COUNTY, CALIFORNIA**

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**LOCATION:** This property is located in south Sutter County off of Duncan Road. Duncan Road is a secluded, private county maintained road with only two residences. The nearest cross street is George Washington Road. The subject property is approximately 35.3 miles north of our State Capitol Sacramento, California.

**WATER:** According to the seller there is a well with a 5 HP pump.

**SOIL:** According to the California Soil Survey this property consists of grade 1 excellent soil. (See attached soil maps).

**VARIETY:** There is a variety of crops on this property such as persimmons, Juju Bee, and pomegranates. The owner sells these specialty fruits to stores such as Smile Market in Sacramento, California.

**COMMENTS:** Location, location, location! This property is perfect for someone looking to build their dream home. There are two immaculate homes on this private road. The location is where the value is with this property.

**PRICE:** **\$350,000**

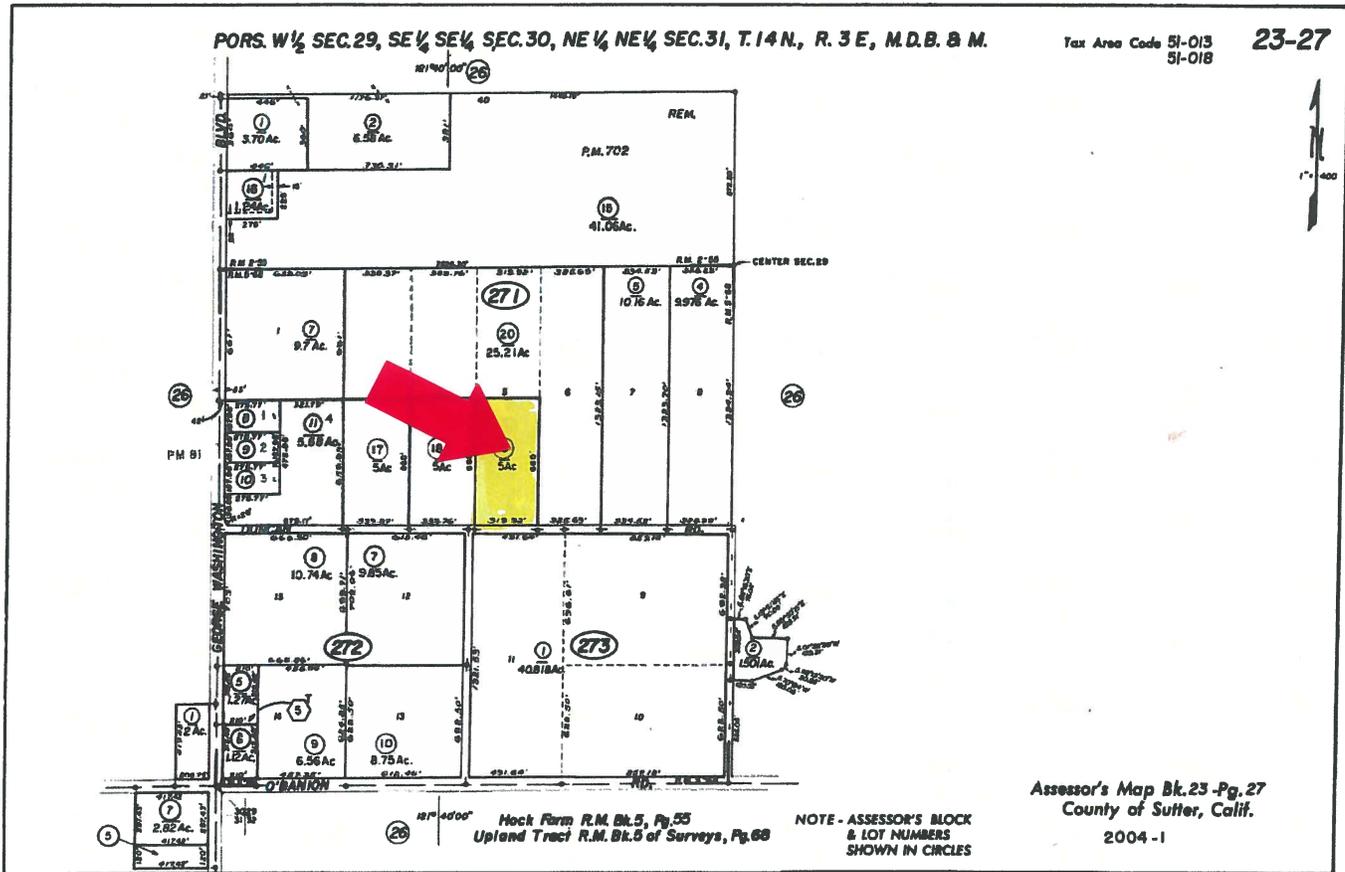
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First American

myFirstAm® Tax Map

Duncan Rd, Yuba City, CA 95993



**Limitation of Liability for Informational Report**

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Tax Map

Duncan Rd, Yuba City, CA 95993

7/27/2020

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nuli  
California, AC +/-

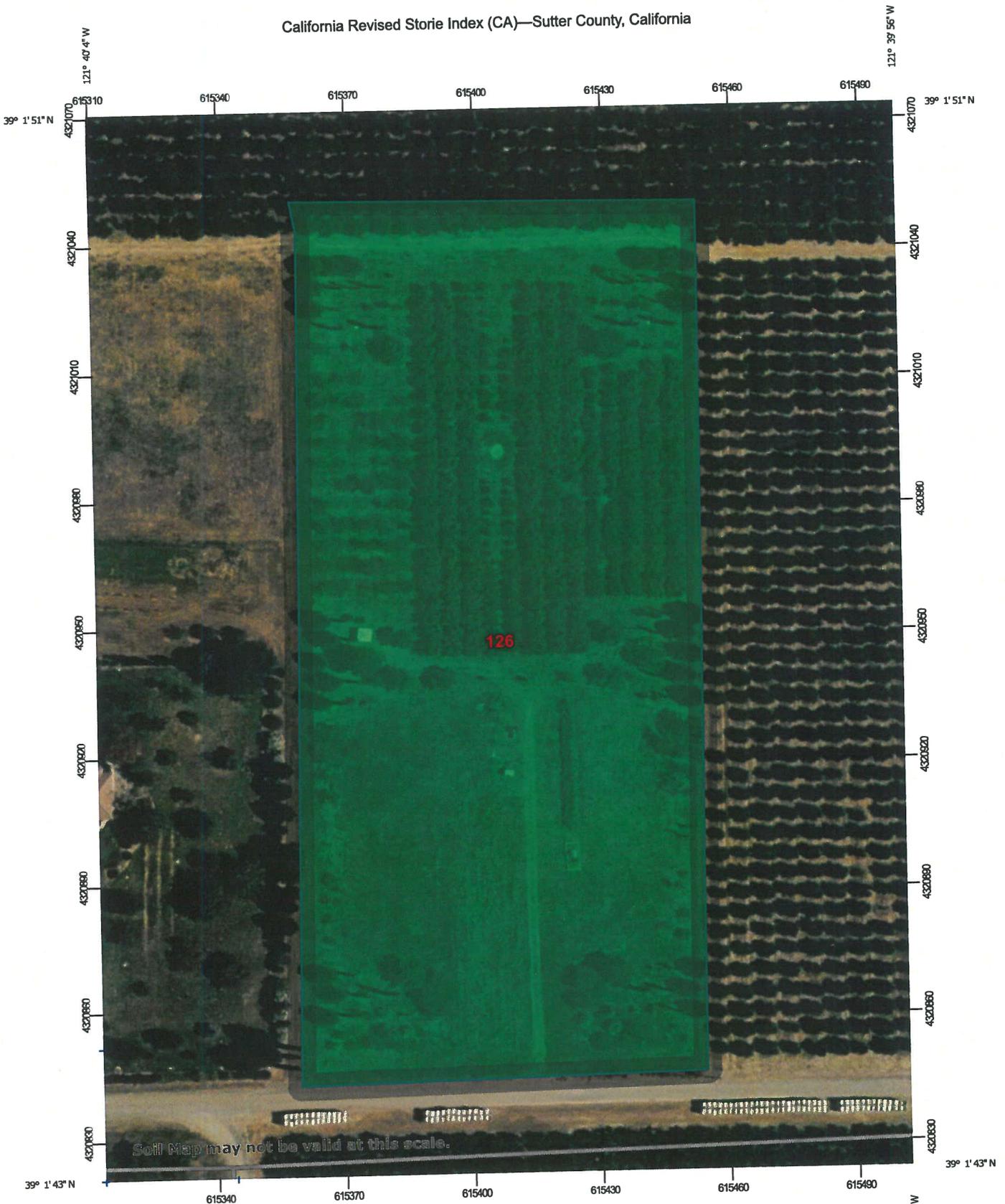


Boundary

Randy Khagura

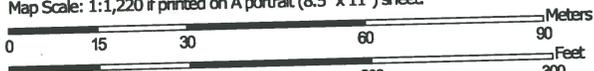


California Revised Store Index (CA)—Sutter County, California



Soil Map may not be valid at this scale.

Map Scale: 1:1,220 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

8/3/2020 Page 1 of 4

## California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam, dense substratum (45%)	4.8	100.0%
<b>Totals for Area of Interest</b>				<b>4.8</b>	<b>100.0%</b>

## 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*

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Sutter County, California  
 Survey Area Data: Version 17, Jun 1, 2020

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

Date(s) aerial images were photographed: Data not available.

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.

## MAP LEGEND

 Area of Interest (AOI)	 Grade 5 - Very Poor
 Area of Interest (AOI)	 Grade 6 - Nonagricultural
<b>Soils</b>	 Not rated
<b>Soil Rating Polygons</b>	 Not rated or not available
 Grade 1 - Excellent	<b>Water Features</b>
 Grade 2 - Good	 Streams and Canals
 Grade 3 - Fair	<b>Transportation</b>
 Grade 4 - Poor	 Rails
 Grade 5 - Very Poor	 Interstate Highways
 Grade 6 - Nonagricultural	 US Routes
 Not rated	 Major Roads
 Not rated or not available	 Local Roads
<b>Soil Rating Lines</b>	<b>Background</b>
 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	
<b>Soil Rating Points</b>	
 Grade 1 - Excellent	
 Grade 2 - Good	
 Grade 3 - Fair	
 Grade 4 - Poor	