

# STROMER REALTY COMPANY OF CALIFORNIA



44.39 ACRES  
POTENTIAL ORCHARD AND HOMESITE  
BUTTE COUNTY, CA  
Lic. 01050665

**Stromer Realty Company of California**  
**Logan Taylor | DRE # 02062799**  
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*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](http://www.stromerrealty.com)



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### **LOCATION**

This property is located at 1527 Palermo Rd, Palermo, CA 95968. It is less than a 30-minute drive north of Marysville, CA.

### **APN**

#026-010-071

### **EGRESS/INGRESS**

Access is from both Palermo Road and Lone Tree Road.

### **ZONING**

Agriculture – 20. It has the possibility to be split into two (2) lots with 20-acre minimums.

### **DESCRIPTION**

The property features a rolling 44.39 acres.

### **SOIL**

This orchard is comprised of entirely Class 1 soil. The components names are Fernandez sandy loam and Thompsonflat fine sandy loam.

### **WATER**

There is an ag well and city water to this property. The ag well is powered by an electric, three-phase 15 hp motor and produces approximately 230 gpm. The motor was rebuilt in 2015 and has been used little since then.

### **IMPROVEMENTS**

The 44.39 acres are entirely fenced and gated. It also has a house pad waiting for you to build your dream home!

### **DEPRECIATION**

Improvements such as the trees, wells, and irrigation systems may offer depreciation advantages to a prospective Buyer.

### **COMMENTS**

It's almost impossible to find small acreage with Class 1 soil for a reasonable price. Luckily, you're seeing this property before it's sold! The neighboring almond orchards show this property's potential.

**Price: \$475,000 (\$10,700 per acre)**

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
603	Oroville-Thermalito-Fernandez-Thompsonflat complex, 0 to 9 percent slopes	Grade 1 - Excellent	Fernandez, sandy loam (15%)	46.7	100.0%
			Thompsonflat, fine sandy loam (15%)		
<b>Totals for Area of Interest</b>				<b>46.7</b>	<b>100.0%</b>



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