

STROMER REALTY COMPANY OF CALIFORNIA



20.52 ACRES
WALNUT ORCHARD
YUBA 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



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LOCATION

This property is located at 2204 Feather River Blvd. Olivehurst, CA. It is just a 30-minute drive north of Sacramento, CA.

APN

#016-010-022

EGRESS/INGRESS

Access is from 2204 Feather River Blvd. Olivehurst, CA with roughly 1,400 ft. of road frontage.

ZONING

This parcel is zoned AE-40. This parcel cannot be split into smaller lots.

DESCRIPTION

The property features a flat 20.52 acres of Chandler walnuts on Paradox rootstock with a solid set irrigation system.

SOIL

This property is entirely Class One - excellent soil. This combination of silty loam is not easy to find! The orchards growing on this soil typically break records.

WATER/IRRIGATION

The water is sourced from a 30hp well that supplies enough water to irrigate in a single set with ease. The orchard uses solid set sprinklers to irrigate.

COMMENTS

Small acreage-producing orchards are hard to come by, but here is an opportunity to get your foot in the door! Build a home, farm the ground, or maybe both! This property is a rare opportunity that doesn't come around often. Act quickly and it could be yours.

PRICE: \$718,200 (\$35,000)



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Walnuts on Feather River Blvd.
Yuba County, California, 20.52 AC +/-



Boundary

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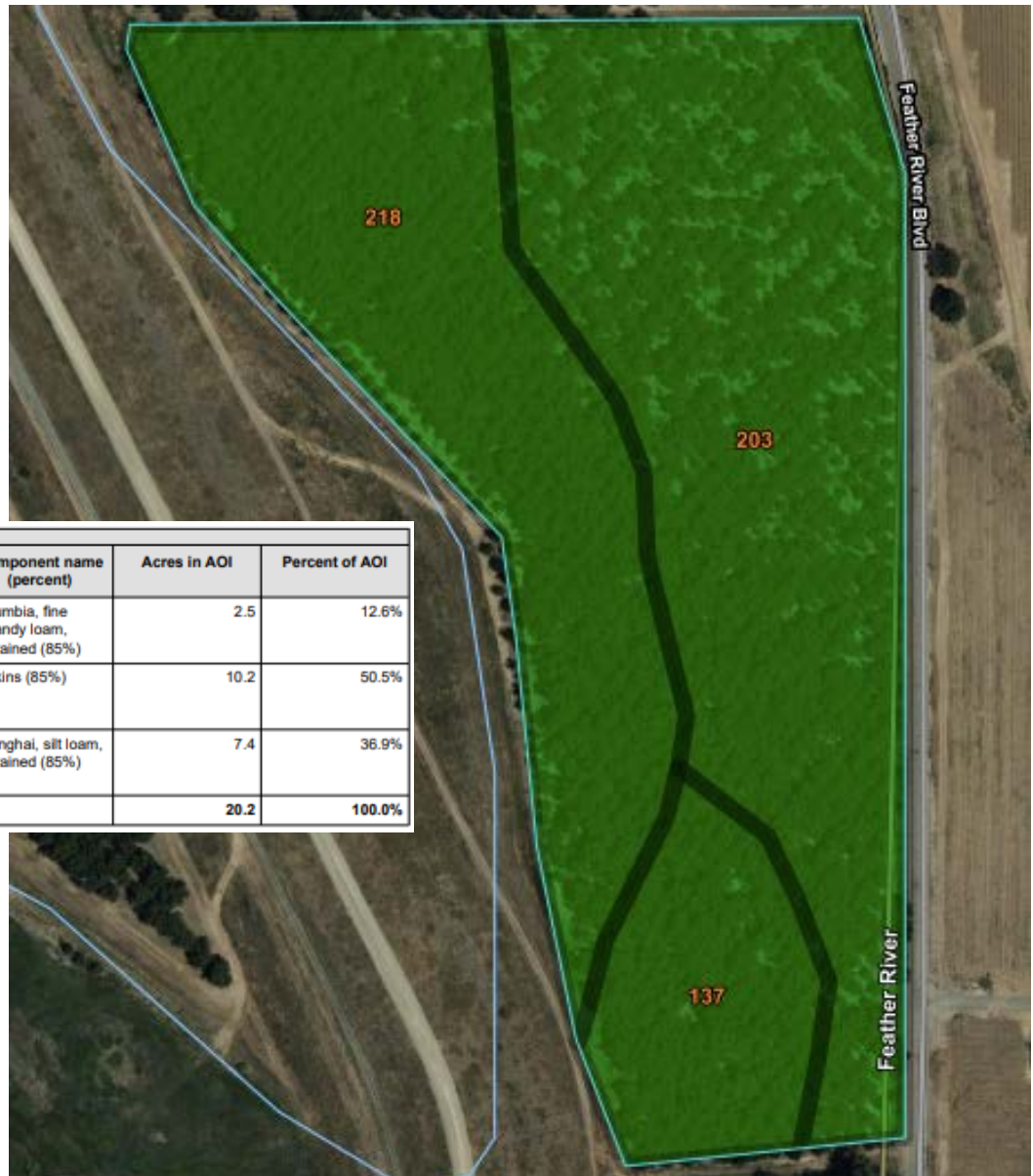
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
137	Columbia fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent	Columbia, fine sandy loam, drained (85%)	2.5	12.6%
203	Perkins loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Perkins (85%)	10.2	50.5%
218	Shanghai silt loam, 0 to 1 percent slopes	Grade 1 - Excellent	Shanghai, silt loam, drained (85%)	7.4	36.9%
Totals for Area of Interest				20.2	100.0%

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