

# STROMER REALTY COMPANY OF CALIFORNIA



BARE GROUND  
75 ASSESSED ACRES  
COLUSA COUNTY, CA  
Lic. 01050665

**Stromer Realty Company of California**  
**Logan Taylor | DRE # 02062799**  
**530.701.2680 (m) | [logan@stromerrealty.com](mailto:logan@stromerrealty.com)**



*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 on Spicer Road in Arbuckle, CA. It is a 55-minute drive north of Sacramento, CA and 7 miles west of Arbuckle, CA.

**APN:** #019-090-041

**EGRESS/INGRESS:** Access is from Spicer Road with roughly 850 ft. of county road frontage.

**ZONING:** Exclusive Agriculture Zone. This zoning is meant to preserve agricultural areas from development due to their fertile soils.

**DESCRIPTION:** This property features a level basin of 75 acres. Traditionally, it has been flood-irrigated from a neighboring parcels water source. This property is part of Reclamation District 479, which maintains the drainage canals surrounding the perimeter. This excellent drainage is what allows this property to be planted with an orchard and eliminate the risk of a high-water table.

**SOIL:** Fifty percent of this property contains Class 3 Scribner Silt Loam. The remaining fifty percent is comprised of Class 4 Willow Silty Clay.

**WATER/IRRIGATION:** In its current state, this property does not have a water source. Neighboring parcels have a water table around 600 feet deep. The new owners would need to drill a well.

**MINERAL RIGHTS:** The mineral rights will NOT transfer to the new owner.

**COMMENTS:** Finding less than 100 acres of plantable tree ground is nearly impossible, 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**

**\$1,299,000 (\$17,350 per acre)**

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	Grade 4 - Poor	Willows, silty clay, occasionally flooded (90%)	38.3	50.2%
			Willows, silty clay, frequently flooded (2%)		
108	Scribner silt loam, 0 to 1 percent slopes	Grade 3 - Fair	Scribner, silt loam (80%)	38.0	49.8%
<b>Totals for Area of Interest</b>				<b>76.3</b>	<b>100.0%</b>



Soil Map may not be valid at this scale.

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