

For Sale

## South Sutter Co. Chandlers

40.29 Acres, Yuba City, CA  
Very nice young block of Chandlers, great soil, dual water source.



# J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com

# For Sale

- Location:
  - 9003 Graffis Rd. Yuba City, Ca
- Acres:
  - 40.29 ac.
- Parcels:
  - 2 parcels (22.29 acres and 18 acres)
- APN#s
  - 025-060-071
  - 025-060-067
- Ownership:
  - Fee Simple
- Soils:
  - Class 1 and 2 soils, Conejo Loam and Marcum Gridley Clay Loam. See attached soil map.



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- Soil Qualities:
  - This is one of the best soils in Sutter County. Some of the best peach and walnut orchards are growing in this soil. (UC Extension)
- Irrigation:
  - Tudor Water District and Deep Well with 15 hp ag pump. The 2013 planted Chandlers are irrigated with double line drip and the 2019 Chandlers are irrigated with micro sprinklers.
- Property Description:
  - 40.29 acres of Chandler walnuts on Clonal VX 211, planted in 2013 and 2019. There is a new ag well that has an 15hp pump to service the dual line drip system and the Toro micro sprinklers. The orchard is planted on a 22 x 26 spacing and has 76 trees per acre.



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# For Sale

- Purchase Price:
  - \$1,500,000
- Contact:
  - J Hill Land Company
  - BRE 01399530
  - Justin Hill (530) 304-7889
  - [justin@jhillland.com](mailto:justin@jhillland.com)

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
124	Conejo loam, 0 to 1 percent slopes, MLRA 17	13.1	35.6%
141	Maroum clay loam, siltstone substratum, 0 to 1 percent slopes	4.3	11.6%
143	Maroum-Gridley clay loams, 0 to 1 percent slopes	19.4	52.8%
Totals for Area of Interest		36.8	100.0%



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