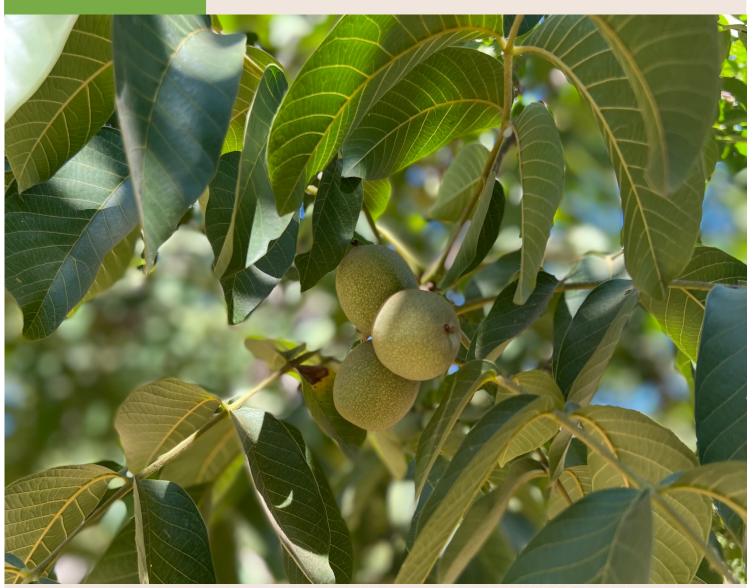
South Sutter Co. Chandlers

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





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- Location:
 - o 9003 Graffis Rd. Yuba City, Ca
- Acres:
 - o 40.29 ac.
- Parcels:
 - o 2 parcels (22.29 acres and 18 acres)
- APN#s
 - 0 025-060-071
 - 0 025-060-067
- Ownership:
 - o Fee Simple
- Soils:
 - Class 1 and 2 soils, Conejo Loam and Marcum Gridley Clay Loam. See attached soil map.



• 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:

O 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:

o 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.



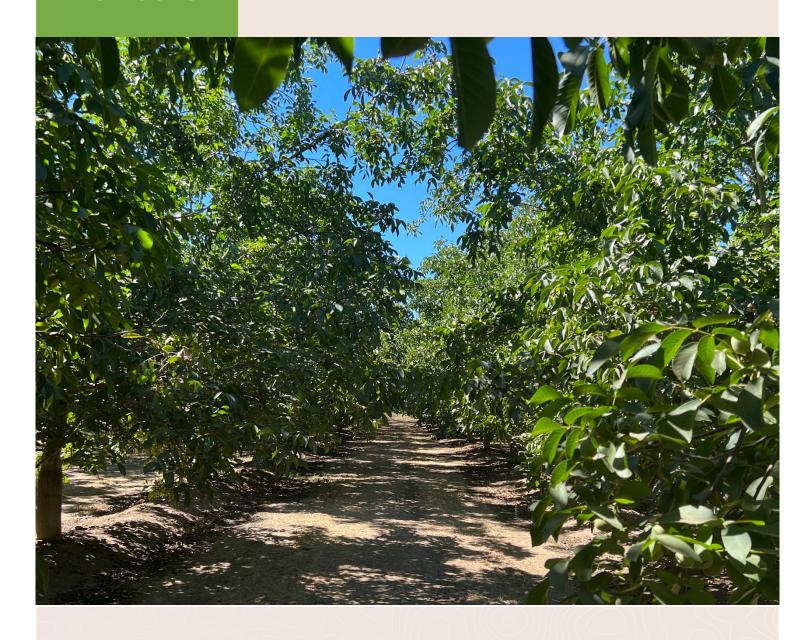
- Purchase Price:
 - 0 \$1,500,000
- Contact:
 - o J Hill Land Company
 - o BRE 01399530
 - o Justin Hill (530) 304-7889
 - o justin@jhillland.com

All information provided within brochure was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially





Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of A OI
124	Conejo Ioam, 0 to 1 percent slopes, MLRA 17	13.1	35.6%
141	Marcum clay loam, sitstone substratum, 0 to 1 percent slopes	4.3	11.5%
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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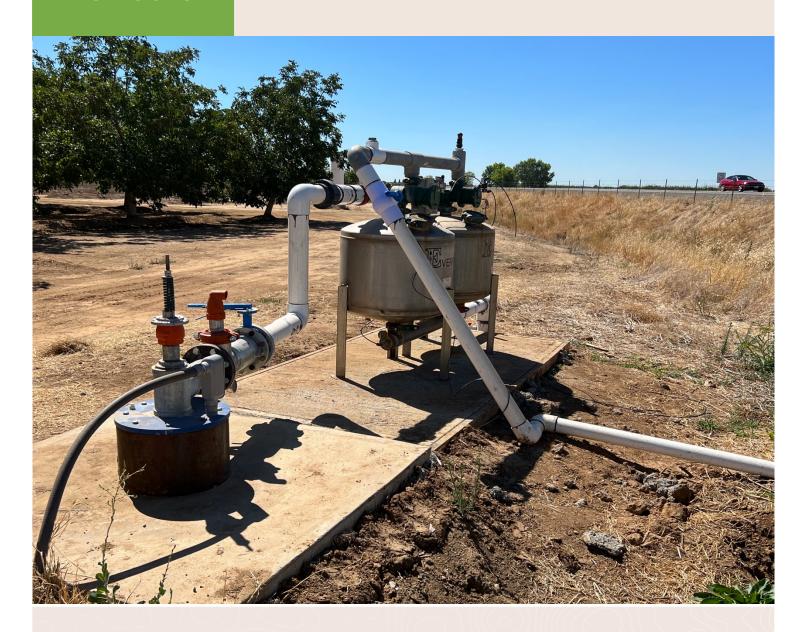


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