

# STROMER REALTY COMPANY OF CALIFORNIA



76.98 ACRES

Bare Ground & Homes

1630 Palermo Rd. Palermo, CA 95968

Lic. 01050665



*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)





***Stromer Realty Company of California***

***Logan Taylor | DRE # 02062799***

***530.701.2680(m) | [logan@stromerrealty.com](mailto:logan@stromerrealty.com)***

**LOCATION:** The property is located at 1630 Palermo Road in Palermo, California. About two miles east of Highway 70.

**APNs:** 026-290-002, 026-290-013, & 026-100-020

**DESCRIPTION:** This property features 76.98 acres of bare ground with three residences and a pole barn. The soils are conducive for both row crops and permanent plantings. Currently, this ranch is being dryland farmed with winter wheat however, there is a functioning Ag well ready to be used.

**IMPROVEMENTS:** This ranch has one 3,000 sq.ft., three-bedroom, three-bathroom house, and two adobe homes that were built in the late 1800s. The main house is livable but needs updating. One of the adobe homes is a functioning two-bedroom, one-bathroom home; the other has water and electricity but no septic.

**WATER:** There are three wells on this ranch. One 15hp Ag well and two domestic wells. City water is currently accessible for both 20-acre parcels.

**SOIL:** This ranch consists of a gravelly, sandy loam that is entirely class one and two soils. See the soil map for more information.

**TAXES:** This property IS enrolled in the Williamson Act.

**COMMENTS:** A homestead on small acreage, with class one soil, is a rare gem to find. To add to its greatness, this property is also enrolled in the Williamson Act to keep your taxes at a low rate indefinitely. Whether you're looking for a long-term or a short-term investment this property could meet all your needs.

**PRICE: \$1,500,000**



**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)





***Stromer Realty Company of California***

***Logan Taylor | DRE # 02062799***

***530.701.2680(m) | logan@stromerrealty.com***

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
290	Perkins gravelly loam, 0 to 2 percent slopes	Grade 2 - Good	Perkins, gravelly loam (90%)	32.4	42.1%
603	Oroville-Thermalito-Fernandez-Thompsonflat complex, 0 to 9 percent slopes	Grade 1 - Excellent	Fernandez, sandy loam (15%)	44.5	57.9%
			Thompsonflat, fine sandy loam (15%)		
<b>Totals for Area of Interest</b>				<b>77.0</b>	<b>100.0%</b>



*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)





*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)





*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)