STROMER REALTY COMPANY OF CALIFORNIA







Stromer Realty Company of California Logan Taylor | DRE # 02062799 530.701.2680(m) | 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.

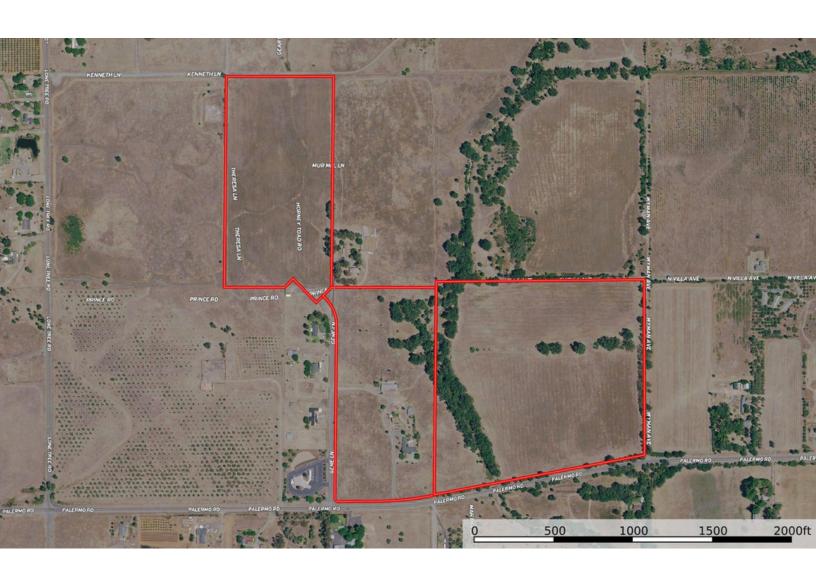
TAXES: This property <u>IS</u> enrolled in the Williamson Act.

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



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