

STROMER REALTY COMPANY OF CALIFORNIA



1.68 ACRE Lot
Walnut Avenue
Yuba City, CA 95991
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



Stromer Realty Company of California

Sean Stromer | DRE # 01307776

530.713.5000(m) | seanestromerrealty.com

LOCATION: The property is located on Walnut Avenue in Yuba City, California. It's only 35 minutes from downtown Sacramento!

DESCRIPTION: This property features 1.68 total acres. The prime location allows you to live the spacious country lifestyle while only being a few minutes from town.

SOIL: This property consists entirely of class one soils. (See the attached soil map for more information)

PRICE: \$250,000



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| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------|--------------------------------------|--------------|----------------|
| 126 | Conejo-Tisdale complex, 0 percent slopes, MLRA 17 | Grade 1 - Excellent | Conejo, loam, dense substratum (45%) | 1.8 | 99.9% |
| 138 | Liveoak sandy clay loam, 0 to 2 percent slopes | Grade 1 - Excellent | Liveoak, sandy clay loam (85%) | 0.0 | 0.1% |
| Totals for Area of Interest | | | | 1.8 | 100.0% |

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