

STROMER REALTY COMPANY OF CALIFORNIA



1,700 ACRES

Cattle, Recreation, & Development

Loma Rica, CA

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

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com

LOCATION: The ranch is located in Loma Rica, California. It is accessible from both Spring Valley and Fruitland Road.

APN & ACREAGE: 1,701.25 Total Acres

- Northern:
 - 005-110-088 (571 acres)
 - 005-110-059 (80.36 acres)
 - 040-210-033 (294.17 acres)
 - 040-300-011 (195 acres)
 - 040-300-012 (20 acres)
- Southern:
 - 005-220-086 (506 acres)
 - 005-110-090 (34.72 acres)

WATER: There are two domestic wells and Browns Valley Irrigation District. Water is purchased from the district in increments of per minor's inch. The northeast boundary of the property features Little Dry Creek, which runs year-round.

IMPROVEMENTS: The southern block features a large barn and both portions of the ranch include loading shoots and corrals. Additionally, the southern portion has a caretakers bunkhouse and feed barn.

TAXES: This property is NOT enrolled in the Williamson Act.

COMMENTS: The southern 541 acres is capable of running 125 head of cattle and has the potential to be developed into homesites. With an abundance of cross fencing, the northern 1,160 acres is capable of running 200 head of cattle. The entire property has great potential for ranching, recreation, and potential development. The ranch is divided into two blocks and they may be sold separately at \$3,850 per acre for the southern and \$3,250 per acre for the northern portion.

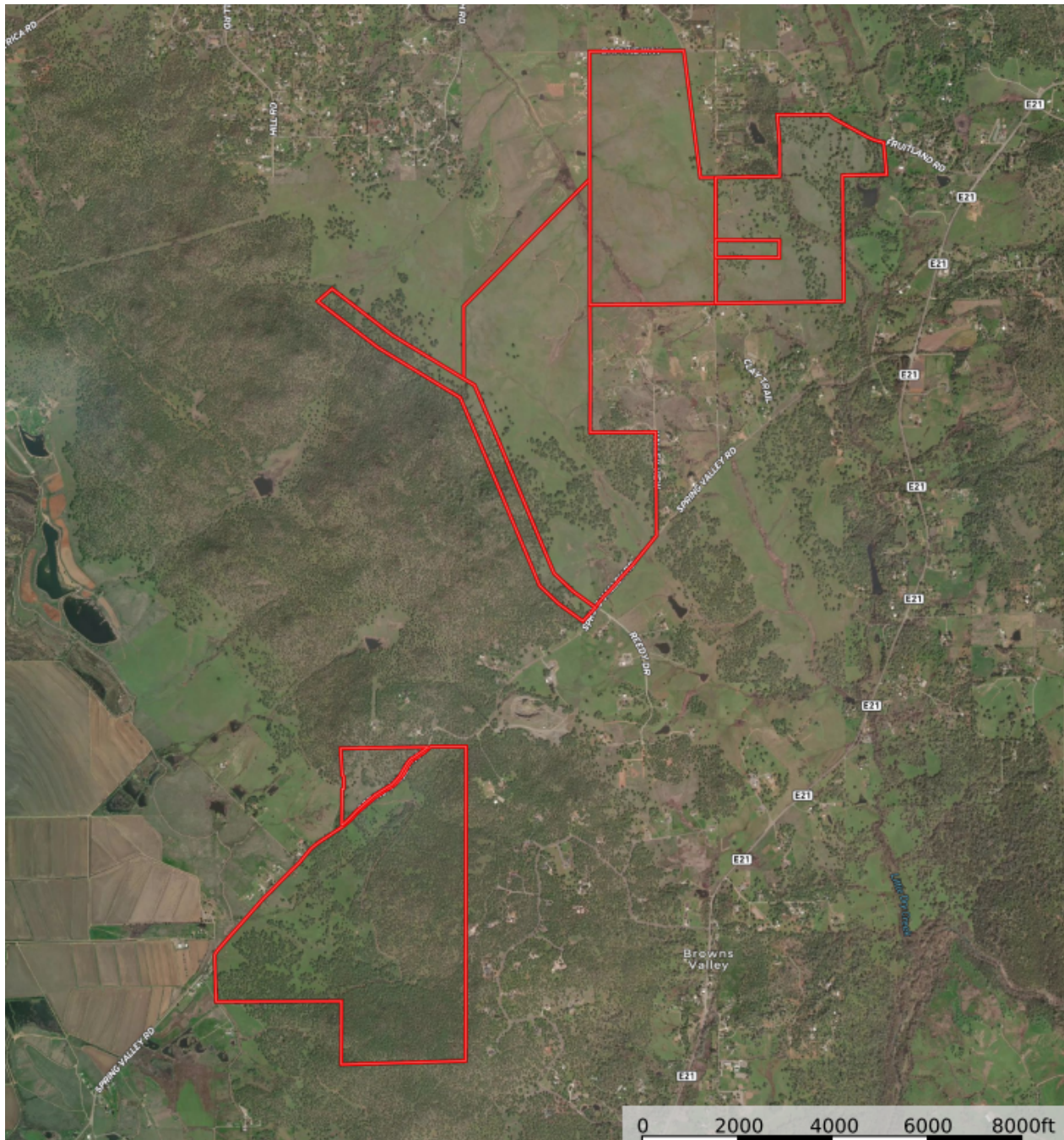
PRICE: \$5,850,000



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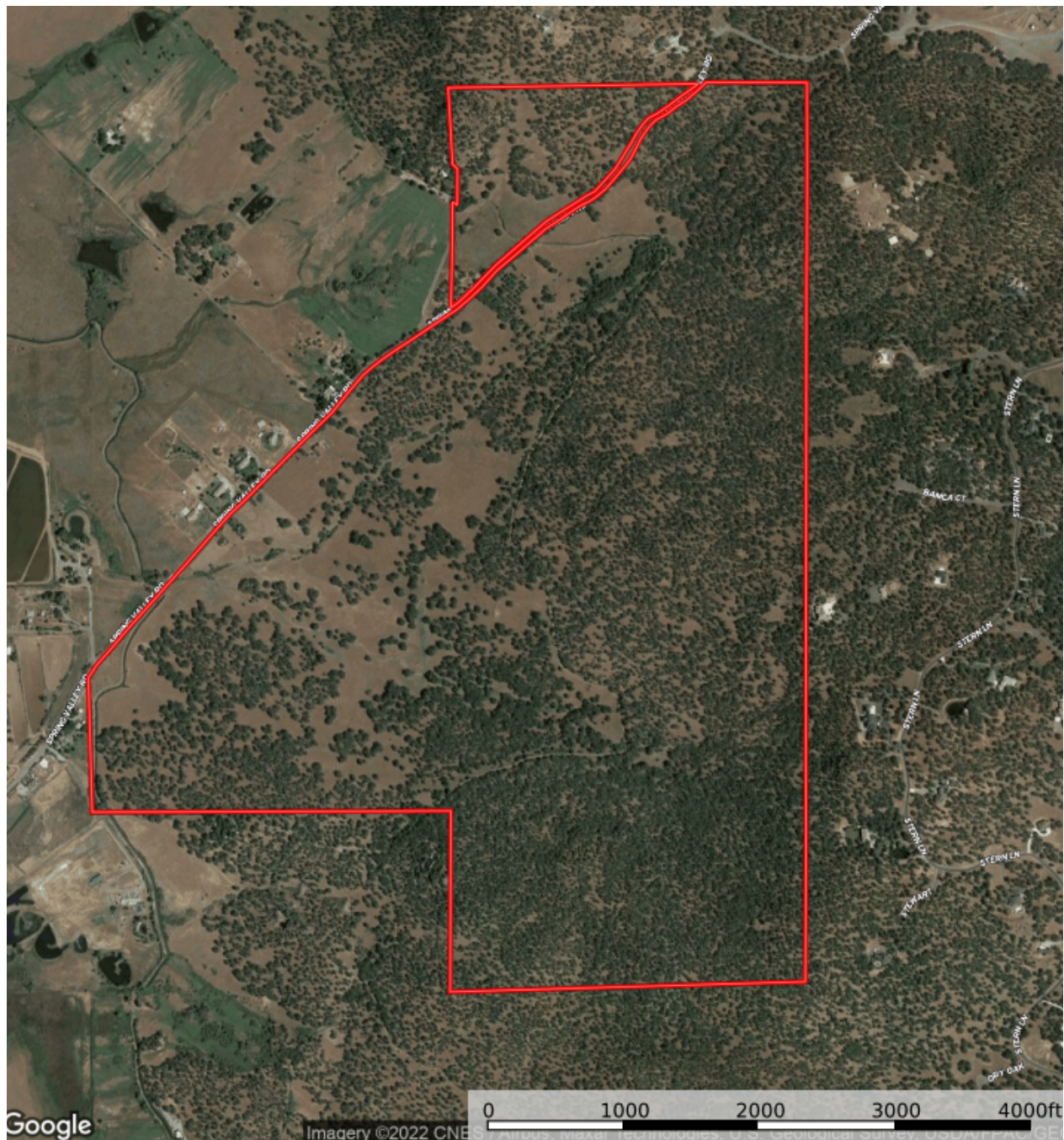
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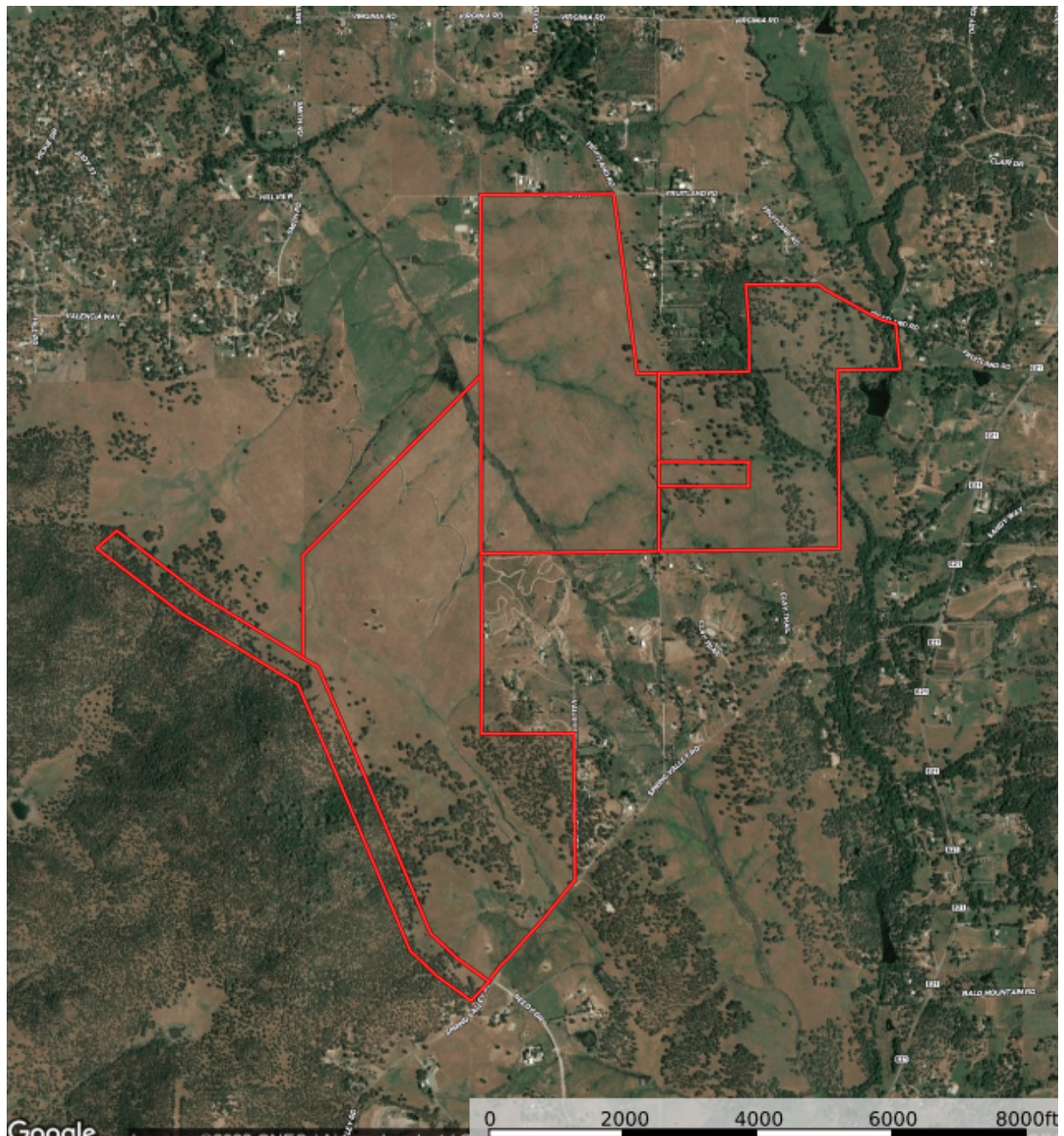
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