



EAST GRIDLEY ROAD RANCH

24-ACRE WALNUT ORCHARD FOR SALE

Subject property lies approximately 1.4 miles east of Gridley, California, providing close proximity to city amenities while maintaining a rural setting. The property totals approximately 24 assessed acres with 21.92 net planted acres. It benefits from excellent Class 1 and 2 soils and inclusion within the Butte Water District. Irrigation is provided via a flood system. The ranch also includes a residence that burned down a few years ago (approx. 2,319± sq. ft., built ~1949) with an adjacent carport and swimming pool offering a potential homesite rebuild near town, subject to county approvals.

Soil Information

Symbol	Soil Description	Capability Unit	Storie Index Rating	Drainage
121	Boga-Loemstone, 0-1 % slopes	2-s3/3-s3	1 & 3	Moderately Well Drained

Property Highlights

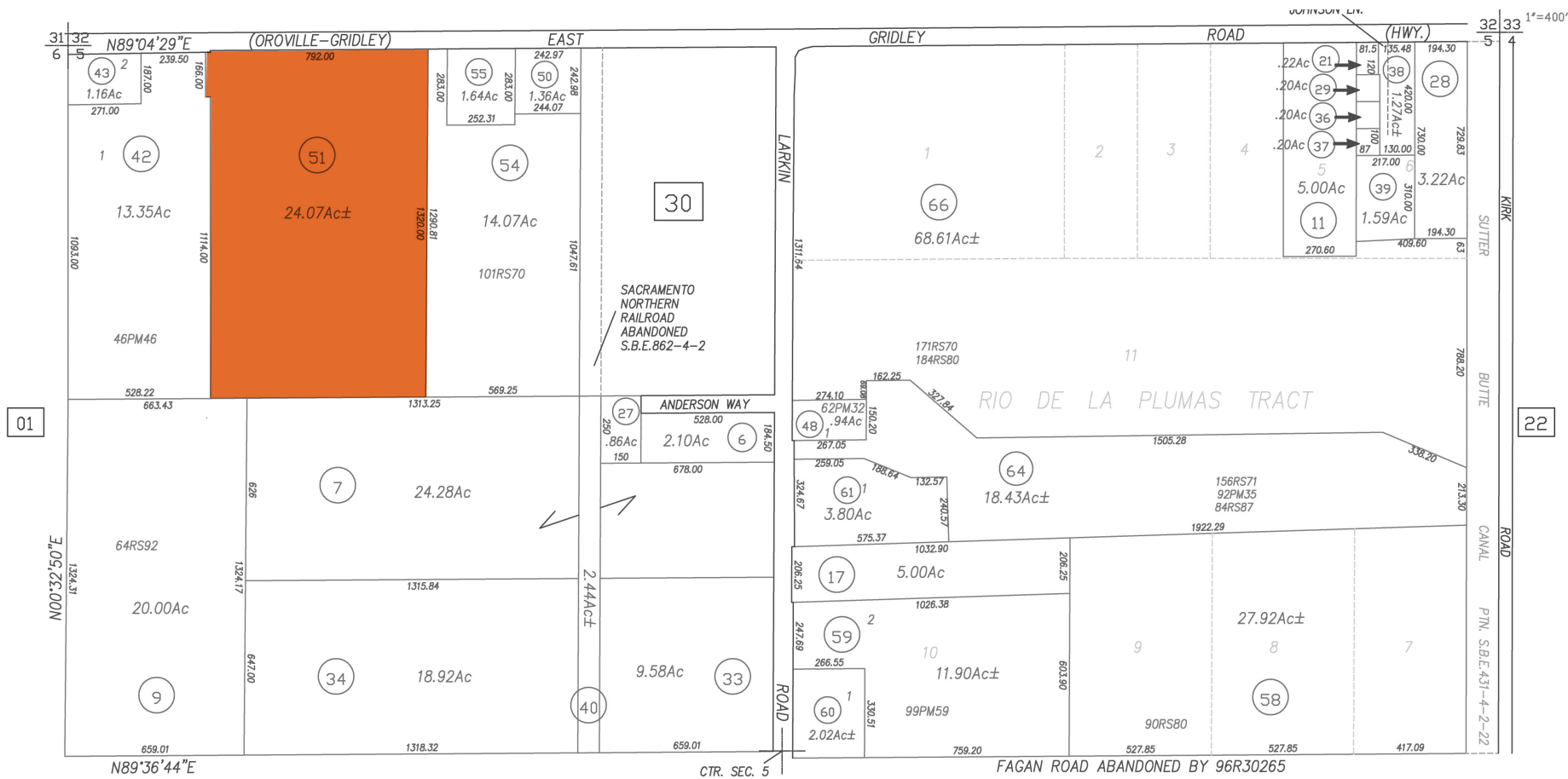
APN	024-040-051-000
Zoning	AG-20- Agriculture with a 20 acre minimum
Plantings	21.92 (Net Planted)
Crop	Walnuts
Variety	Chandlers
Planted	1993
Rootstock	Paradox
Spacing	28' by 28'
Irrigation	Flood
Water	Butte Water District + domestic well
Residential Home	2,769 sq. ft. (currently burned structure)
Access	Easy access from East Gridley Road

OFFERED AT:
\$750,000 | \$31,250/AC





Parcel Map





Location Map

GRIDLEY

3 minutes | 1.4 miles
from Subject Property

SUBJECT PROPERTY





East Gridley Road Ranch

442 E Gridley Rd, Gridley, CA 95948

**Amar Cheema, CCIM
Broker**

P: 530.777.3269
M: 530.218.4768
acheemay@gmail.com
DRE # 01445711

1110 Civic Center Ste 106 D
Yuba City, CA 95993

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