

# STROMER REALTY COMPANY OF CALIFORNIA



219.5 ACRES (M/L)

Row Crops

County Road Y

Butte City, Ca 95920

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***

***Fred Southam | DRE # 0137729***

***530.517.1708 (m) | fred@stromerrealty.com***

**LOCATION:**

Two miles South East of Afton California at the East end of County Road 69. In Glenn county.

**FARM & WATER:**

219.5 gross acres of farm land. The property has three deep irrigation wells. Two are 25 horsepower and one is 30 horsepower. Soil, about 30 percent is Grade 2 Zamora Silty Clay Loam, about 53 percent is Grade 3 Marvin Silty Clay Loam, and the last 17 percent is Grade 4 Marvin Silty Clay Loam moderately saline-alkali.

The ranch has been planted to row crops and rice over the years. Currently growing sunflowers.

**PROPERTY FEATURES:**

Rice Storage Bins: Four commercial-grade storage bins—two 36-foot bins (approximately 6,500 CWT each) and two 42-foot bins (approximately 10,000 CWT each). Each bin is equipped with a 20 HP motor, blower ventilation system, and propane heat (buyer to provide propane tank). Combined, the bins offer an estimated storage capacity of 31,000 to 33,000 sacks.

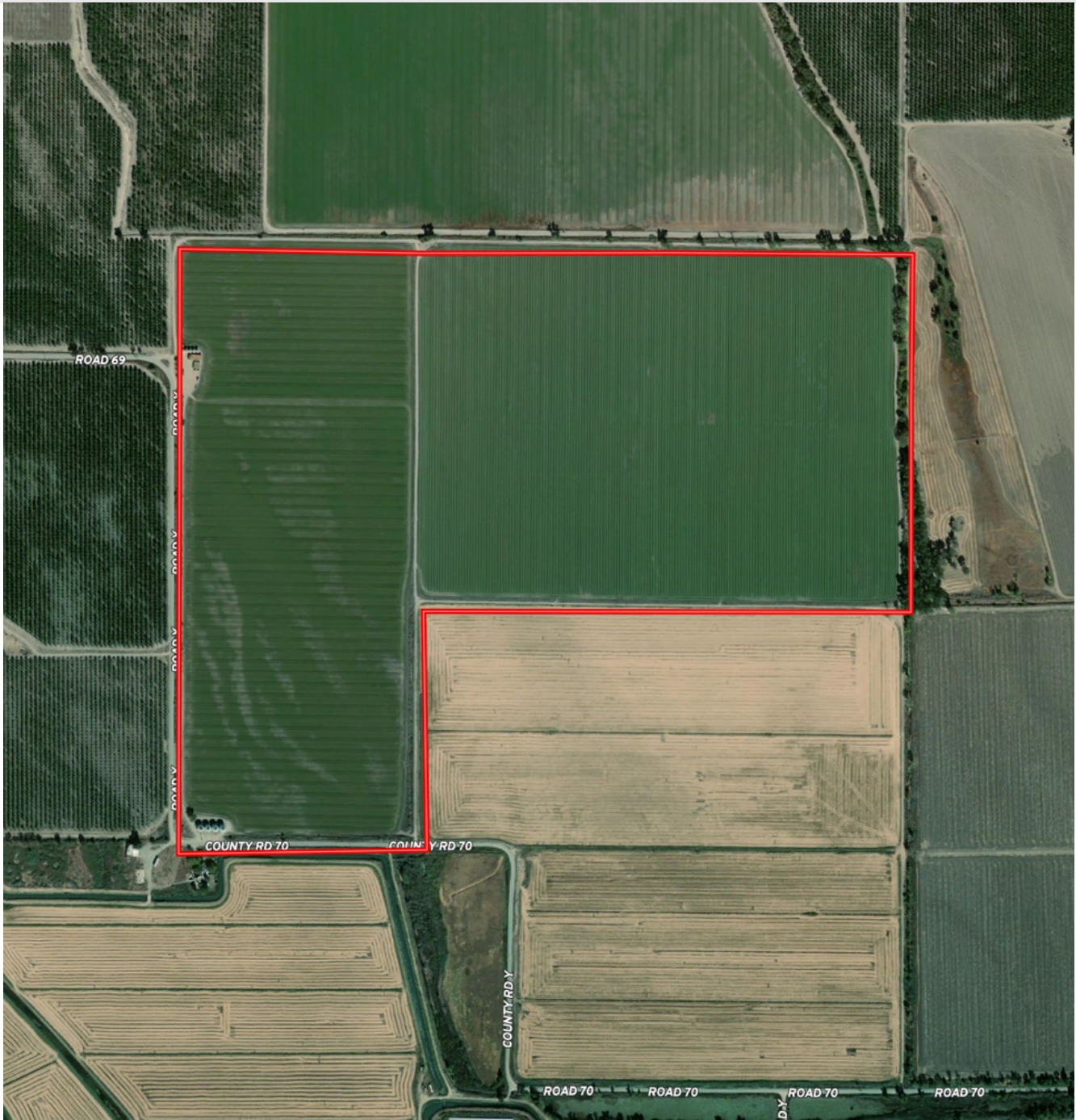
**PRICE: \$2,853,500**



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| Map unit symbol                    | Map unit name                                                           | Rating         | Component name (percent)             | Acres in AOI | Percent of AOI |
|------------------------------------|-------------------------------------------------------------------------|----------------|--------------------------------------|--------------|----------------|
| Ma                                 | Marvin silty clay, 0 to 1 percent slopes                                | Grade 3 - Fair | Marvin (85%)                         | 13.3         | 6.1%           |
| Mba                                | Marvin silty clay loam, slightly saline-alkali, 0 to 1 percent slopes   | Grade 3 - Fair | Marvin (85%)                         | 105.1        | 48.3%          |
| Mbb                                | Marvin silty clay loam, moderately saline-alkali, 0 to 1 percent slopes | Grade 4 - Poor | Marvin (85%)                         | 37.6         | 17.3%          |
| ZbA                                | Zamora silty clay loam, 0 to 3 percent slopes, MLRA 17                  | Grade 2 - Good | Zamora (85%)                         | 37.4         | 17.2%          |
| Zma                                | Zamora silty clay loam, slightly saline-alkali, 0 to 2 percent slopes   | Grade 2 - Good | Zamora, slightly saline-alkali (85%) | 24.0         | 11.1%          |
| <b>Totals for Area of Interest</b> |                                                                         |                |                                      | <b>217.5</b> | <b>100.0%</b>  |

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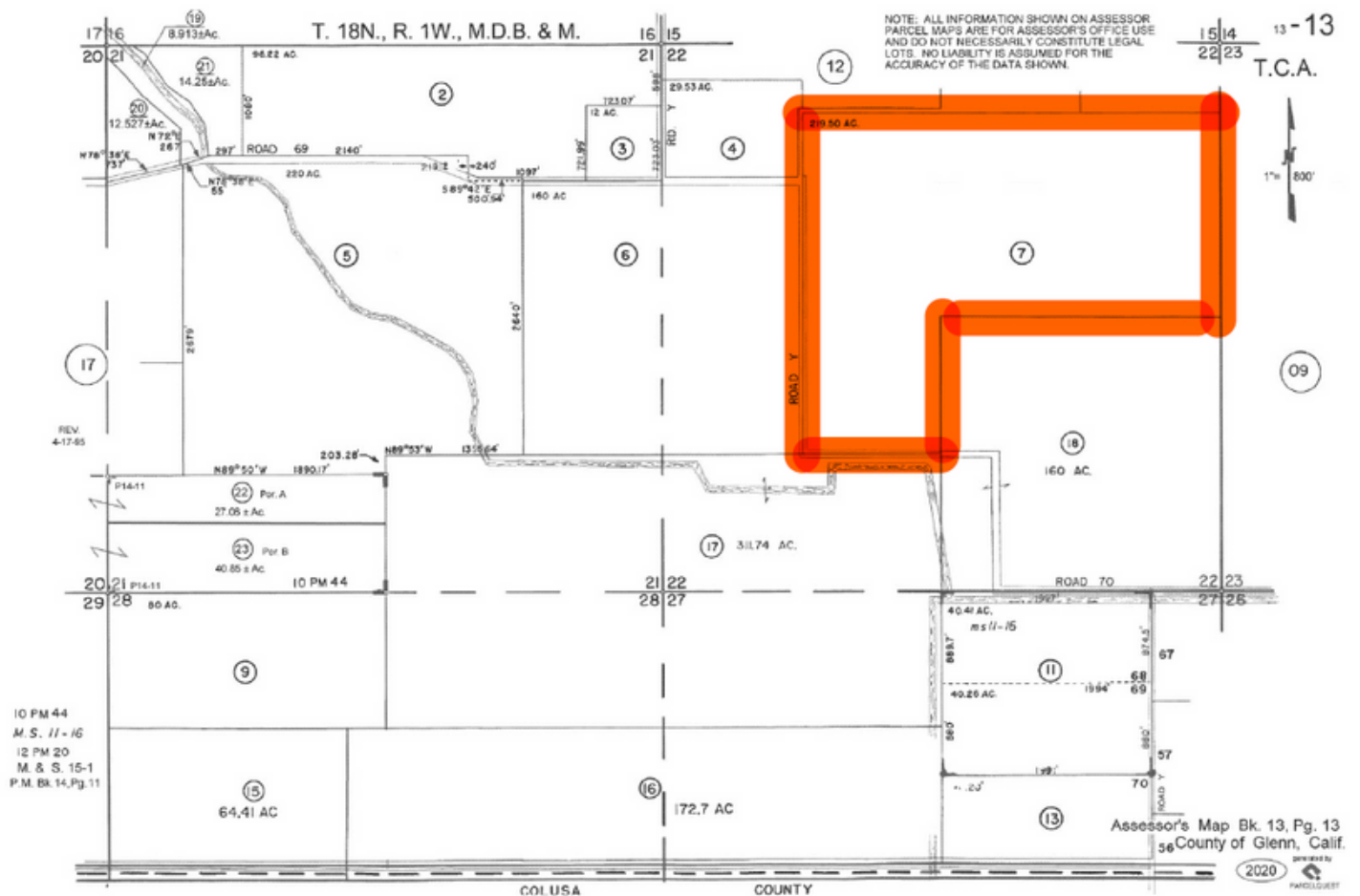
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