

# STROMER REALTY COMPANY OF CALIFORNIA



14 ACRES  
Bareground  
Township Road, CA  
Lic. 01050665

*Stromer Realty Company of California*  
*Logan Taylor | DRE # 02062799*  
*530.701.2680 (m) | [logan@stromerrealty.com](mailto:logan@stromerrealty.com)*



*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)



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**LOCATION:** This property is located on Township Road, Yuba City, CA. It is in between Lincoln Rd and Bogue Rd. The southern boundary of this parcel abuts the Daphne Lane subdivision.

**APN:** #13-350-106

**EGRESS/INGRESS:** Access is from Township Road with approximately 180ft. of frontage.

**ZONING:** This parcel is zoned AG-80.

**DESCRIPTION:** The property features 14 acres of bare ground. There is an Ag well on the north border, roughly 900ft from Township Road.

**SOIL:** This parcel features entirely Class 3, Marcum Clay Loam soil. Surrounding parcels support thriving orchards with stone fruits and nut crops.

**WATER:** The only water source is an Ag well on the north border. The electrical has been cut off but with a little cooperation with PG&E, you should be up and running in no time.

**COMMENTS:** Small acreage is hard to come by but here is an opportunity to get your foot in the door! Whether you want to build a home or farm the ground, this property is a blank canvas waiting for someone to create their dream!

**PRICE: \$775,000**



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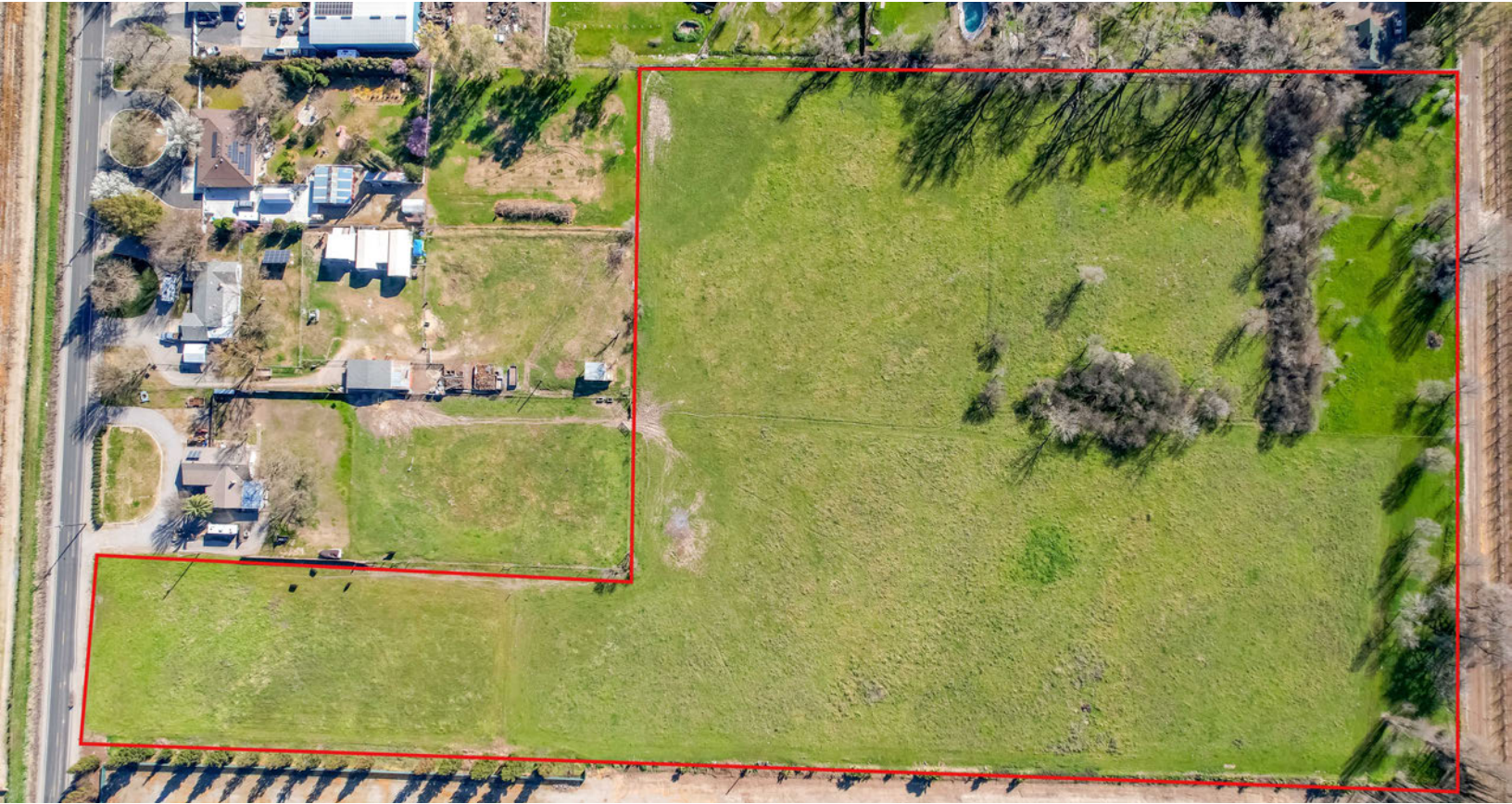
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
143	Marcum-Gridley clay loams, 0 to 1 percent slopes	Grade 3 - Fair	Marcum, clay loam (45%)	14.1	100.0%
<b>Totals for Area of Interest</b>				<b>14.1</b>	<b>100.0%</b>



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