

STROMER REALTY COMPANY OF CALIFORNIA



29.53 ACRES

Walnut Orchard

395 Sparrow Lane Marysville, 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

Chuck Kryski | DRE # 01718080

530.304.7850 (m) | kryski@yahoo.com

LOCATION - 395 Sparrow Lane Marysville Cal. 95901.

DESCRIPTION – This ranch is planted to 5th leaf chandler walnuts on paradox and black rootstock. The orchard is planted on 26 x 18 spacing.

WATER – The ranch is irrigated via a 25 horsepower well. The ranch irrigates in 2 sets via micro-sprinklers. The irrigation water in the area is very clean and suitable for orchards.

APN- 003-080-042-000- Agricultural use.

SOILS- Please see the attached soil map.

IMPROVEMENTS- The ranch has an older manufactured home on the property that is occupied currently by a tenant. The tenant will start paying rent as of June 2022.

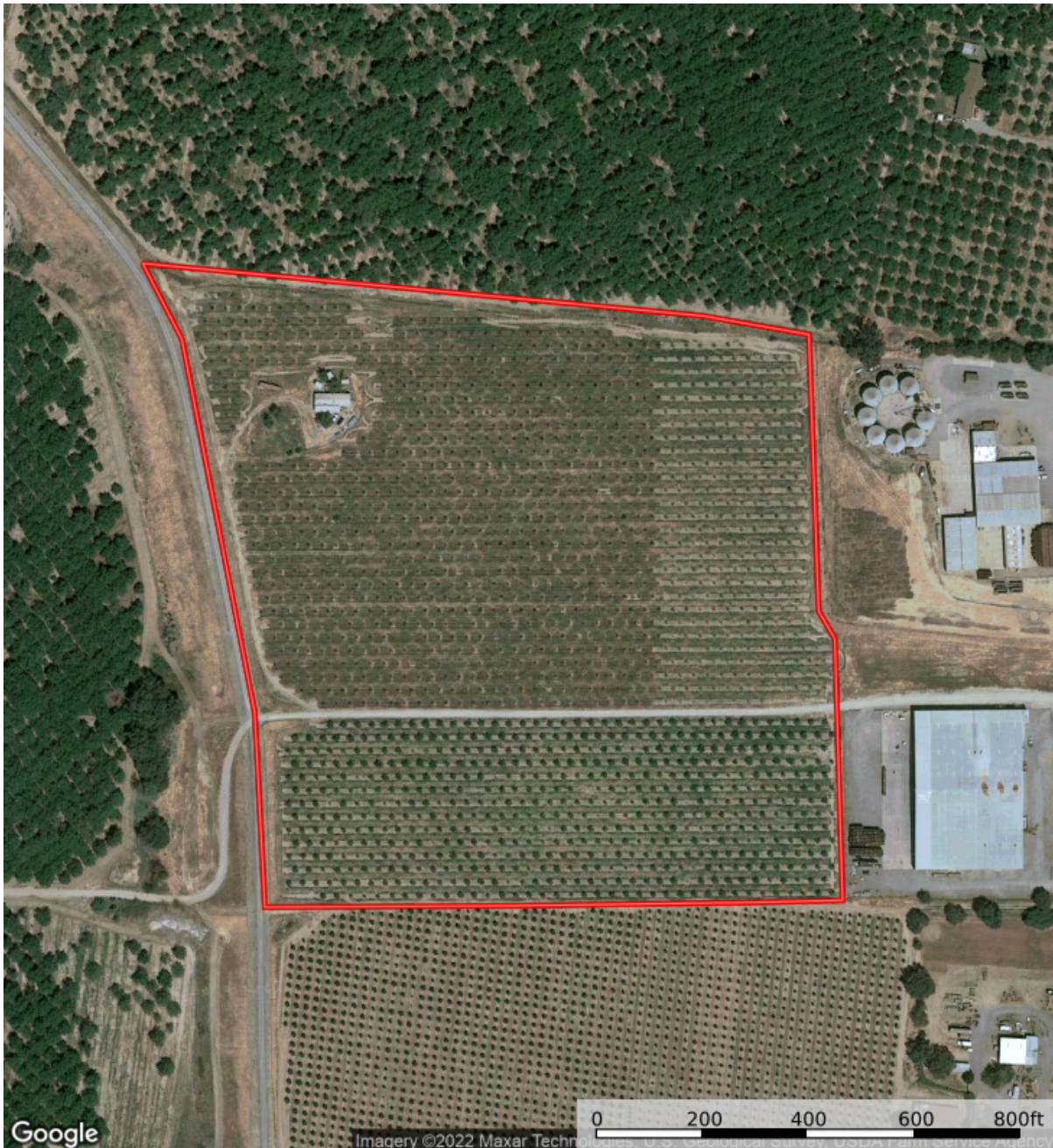
The ranch is perfect for someone looking to get into agriculture as the ranch provides both cash flow from the crop and within time, the manufactured home. The ranch is in a climate that is perfect for orchard development and longevity.

COMMENTS – This property has been involved in regenerative agricultural practices since 2019. Through these practices, the soil structure and biology have become much stronger in the orchards.

PRICE: \$885,900



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam (80%)	0.8	2.6%
182	Kilaga clay loam, 0 to 1 percent slopes	Grade 2 - Good	Kilaga, clay loam (80%)	28.5	97.4%
Totals for Area of Interest				29.2	100.0%



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