

STROMER REALTY COMPANY OF CALIFORNIA



62 ACRES

Walnut Orchard & Bareground

12026 Thome Rd. 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

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LOCATION – 12026 Thome Road Marysville Cal. 95901

DESCRIPTION – This ranch is planted to approximately 14 acres of 20 year plus chandlers, approximately 18 acres of 40-year-old plus sirs, and the remainder is in bare land. There are also about 2 acres that are on the west side of the levee that is not farmable.

WATER – The ranch is irrigated via 2 wells. The first well is on a well share agreement with the neighboring property and irrigates via micro-sprinklers. The second well is 100% owned and controlled by the seller and irrigates the orchard via micro solid set sprinklers. Water in the area is very clean and suitable for orchards.

APN- 003-010-031-000 and 003-010-018 - Agricultural use.

SOILS- Please see the attached soil map.

IMPROVEMENTS- The ranch has a manufactured home on the property that is occupied currently by a tenant. The tenant pays \$1,000 in monthly rent. There are also two shops on the property that would be perfect for ranch equipment storage.

This ranch is great because, it provides cash flow with the existing orchards and the rental home but, also allows the new buyer to develop the bare land with a young new orchard. The ranch is also in a great area of California that provides a great climate for orchards.

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.

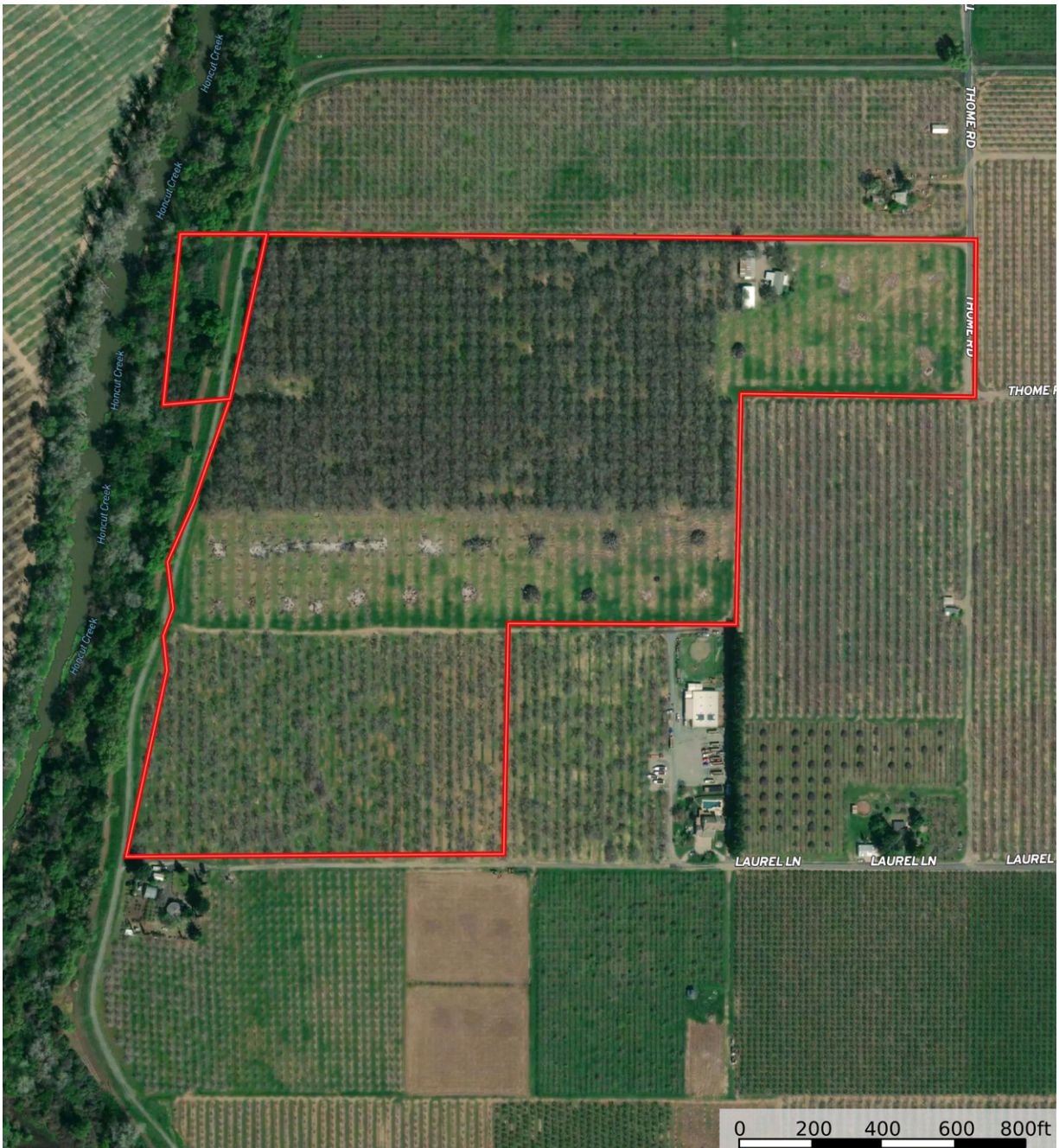
PRICE: \$1,705,000

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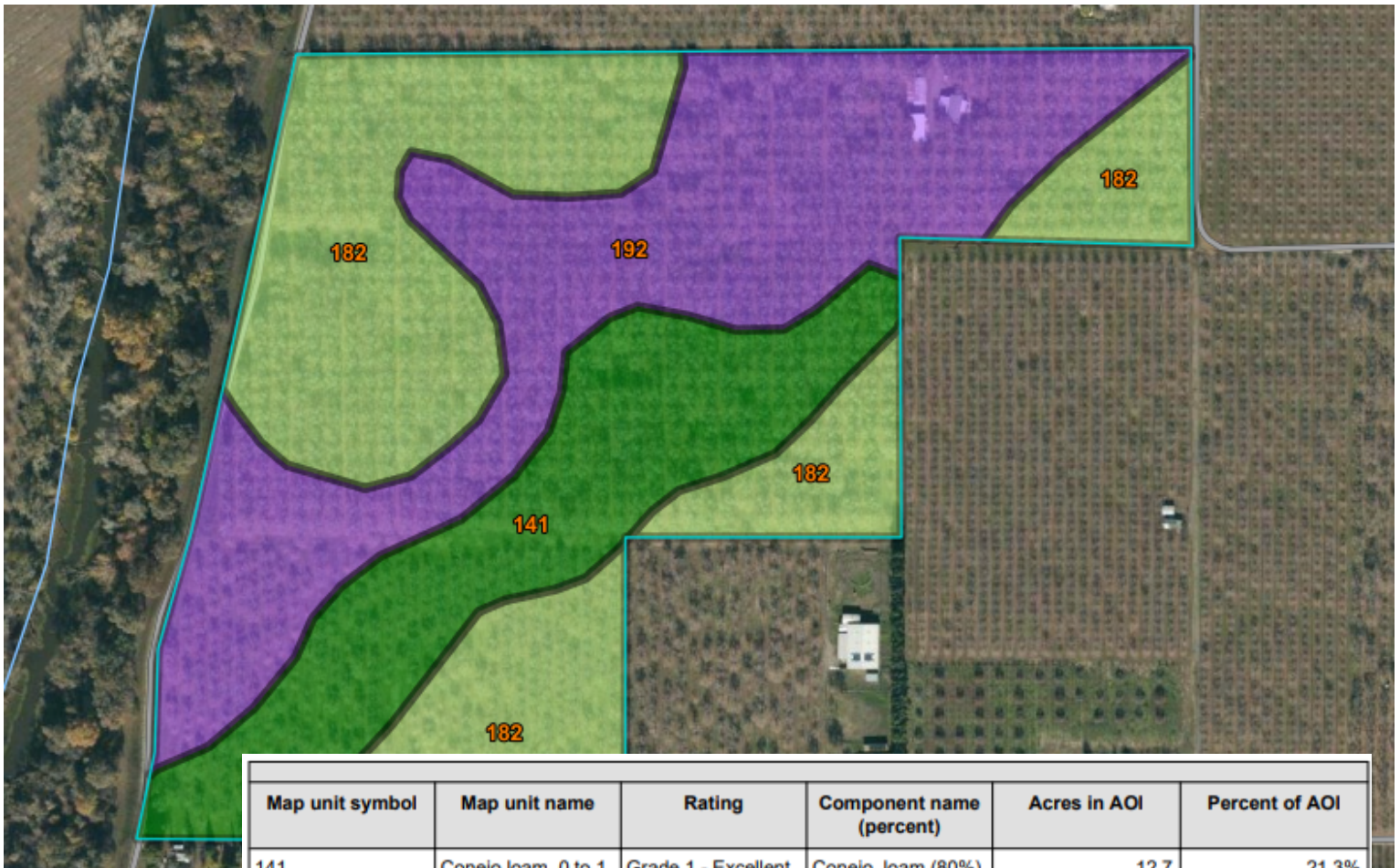


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam (80%)	12.7	21.3%
182	Kilaga clay loam, 0 to 1 percent slopes	Grade 2 - Good	Kilaga, clay loam (80%)	25.4	42.5%
192	Marysville loam, 0 to 1 percent slopes	Grade 3 - Fair	Marysville, loam (80%)	21.6	36.2%
Totals for Area of Interest				59.8	100.0%

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