

STROMER REALTY COMPANY OF CALIFORNIA



10.47 ACRES (M/L)
Almond Orchard & Homesite
1235 Stewart Road Yuba City, 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



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LOCATION: The subject property is located at 1235 Stewart Road, situated in Yuba City, CA Sutter County.

ACREAGE: the property consists of 10.47 acres (m/l), of which 6+/- acres are planted to Almonds. The remaining acreage is used for three homes.

APN & PARCEL SIZE:

- 23-040-065 - 5.23 acres (m/l)
- 23-040-061 - 4.5 acres (m/l)
- 23-040-062 - .74 acres (m/l)

ZONING: Currently this property is zoned agriculture but is included in the Bouge Stewart Master Plan for future residential development. The subject property has been chosen for medium to high-density homes. A complete Bouge Stewart Master Plan will be provided for review at the time of due diligence.

IMPROVEMENTS: Currently there are three homes on the subject property that are rented out. The homes range from 3,000 + sq.ft. to 1,200 sq.ft. They are rented from \$1500 per month to \$750 per month. There is also an old barn on the property.

WATER: The subject property has two wells. One for domestic use, the other for agricultural use. The homes are all on septic and well water.

SOIL: The soils are all class 1. (See attached soils map)

COMMENTS: This is a great investment property, not only does it have rental income coming in from the three homes it also has income from the 6 acres of almonds. The future upside for this property will be huge due to the high to medium-use residential zoning development.

PRICE: \$1,550,000



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam, dense substratum (45%)	8.3	82.5%
131	Garretson variant loam, 0 to 2 percent slopes	Grade 1 - Excellent	Garretson variant, loam (85%)	1.8	17.5%
Totals for Area of Interest				10.1	100.0%



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