

# STROMER REALTY COMPANY OF CALIFORNIA



1.68 ACRE Lot  
Walnut Avenue  
Yuba City, CA 95991  
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**

**Sean Stromer | DRE # 01307776**

**530.713.5000(m) | [seanstromerrealty.com](http://seanstromerrealty.com)**

**LOCATION:** The property is located on Walnut Avenue in Yuba City, California. It's only 35 minutes from downtown Sacramento!

**DESCRIPTION:** This property features 1.68 total acres. The prime location allows you to live the spacious country lifestyle while only being a few minutes from town.

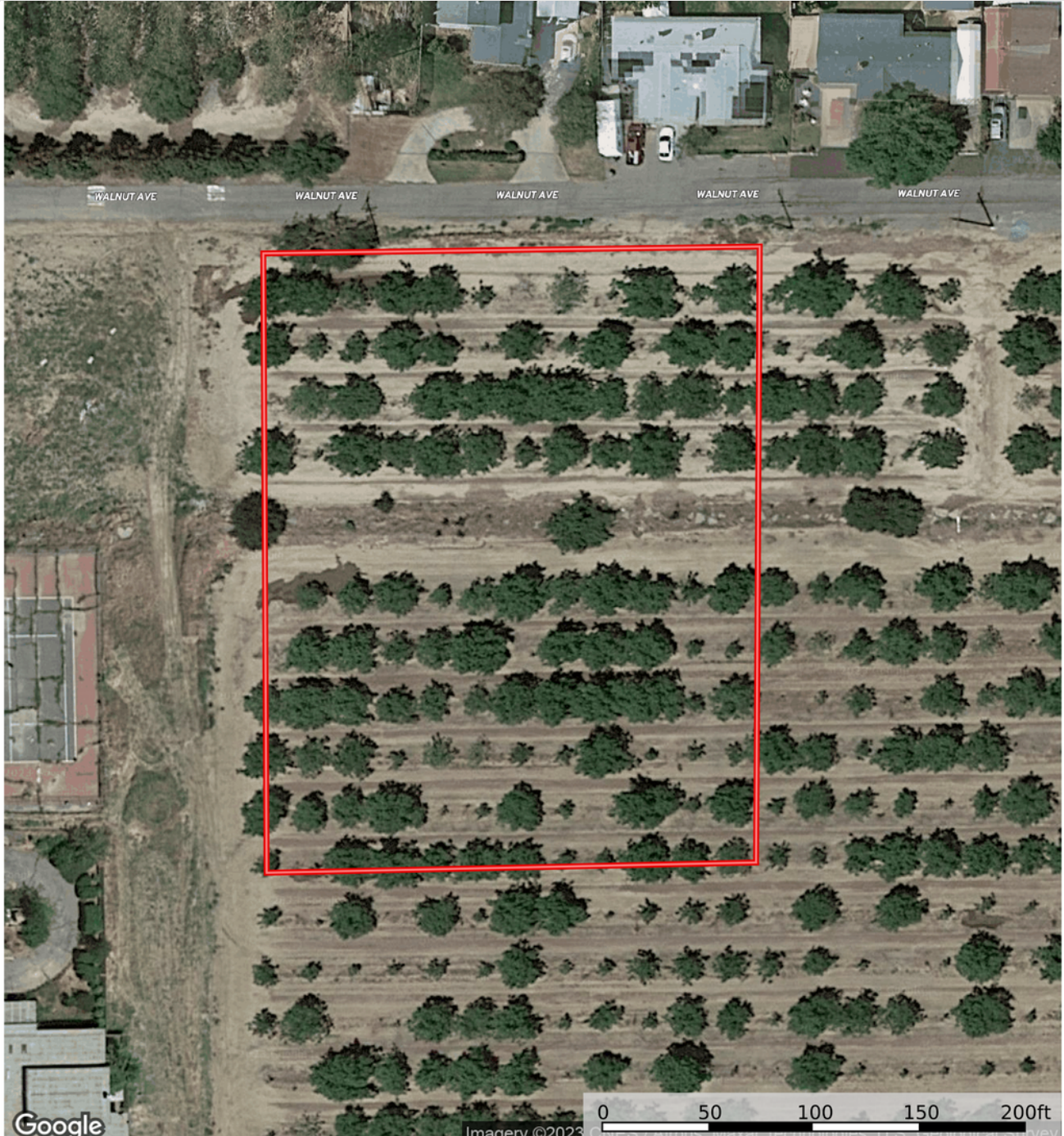
**SOIL:** This property consists entirely of class one soils. (See the attached soil map for more information)

**PRICE: \$399,000**





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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%)	1.8	99.9%
138	Liveoak sandy clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Liveoak, sandy clay loam (85%)	0.0	0.1%
<b>Totals for Area of Interest</b>				<b>1.8</b>	<b>100.0%</b>

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