

STROMER REALTY COMPANY OF CALIFORNIA



85 ACRES (M/L)
Walnut Orchard
Simpson Lane
Marysville, CA 95901
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

Buzz Gill | DRE # 01238633

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LOCATION: The subject property is located just outside of the City of Marysville City limits on Simpson Lane.

INGRESS/EGRESS: The property is easily accessible via Simpson Lane and Babbington Road. (See the attached aerial map on page three)

APNs:

- 018-240-005 (40 Acres)
- 018-230-003 (45 Acres)

SOILS: See the attached soils maps on pages four and five for more information.

DESCRIPTION: This ranch consists of 85 total farmable acres.

40 Acre Parcel

- 11 acres
 - Howards planted in 2019
 - 24x18 spacing
 - VX211 Rootstock
- 24 acres
 - Howards planted in 2009
 - 24x18 spacing
 - 90% Paradox Rootstock
 - 10% NCB Rootstock
- 2.5 Acres
 - Chandlers planted in 1990
- 2.5 Acres
 - Hartley planted in 1990

45 Acre Parcel

- 22 Acres
 - Tulare planted in 2005
 - 25x20 spacing
 - Paradox Rootstock
- 22 Acres
 - Chandlers planted in 2019
 - 28x24 spacing
 - VX211 Rootstock
- Has a small farmhouse with its own domestic well.

WATER: Both parcels have deep wells with 20 hp electric motors. The entire property is irrigated via microjet sprinklers

PRICE: \$2,252,500 (Plus Culture Costs)

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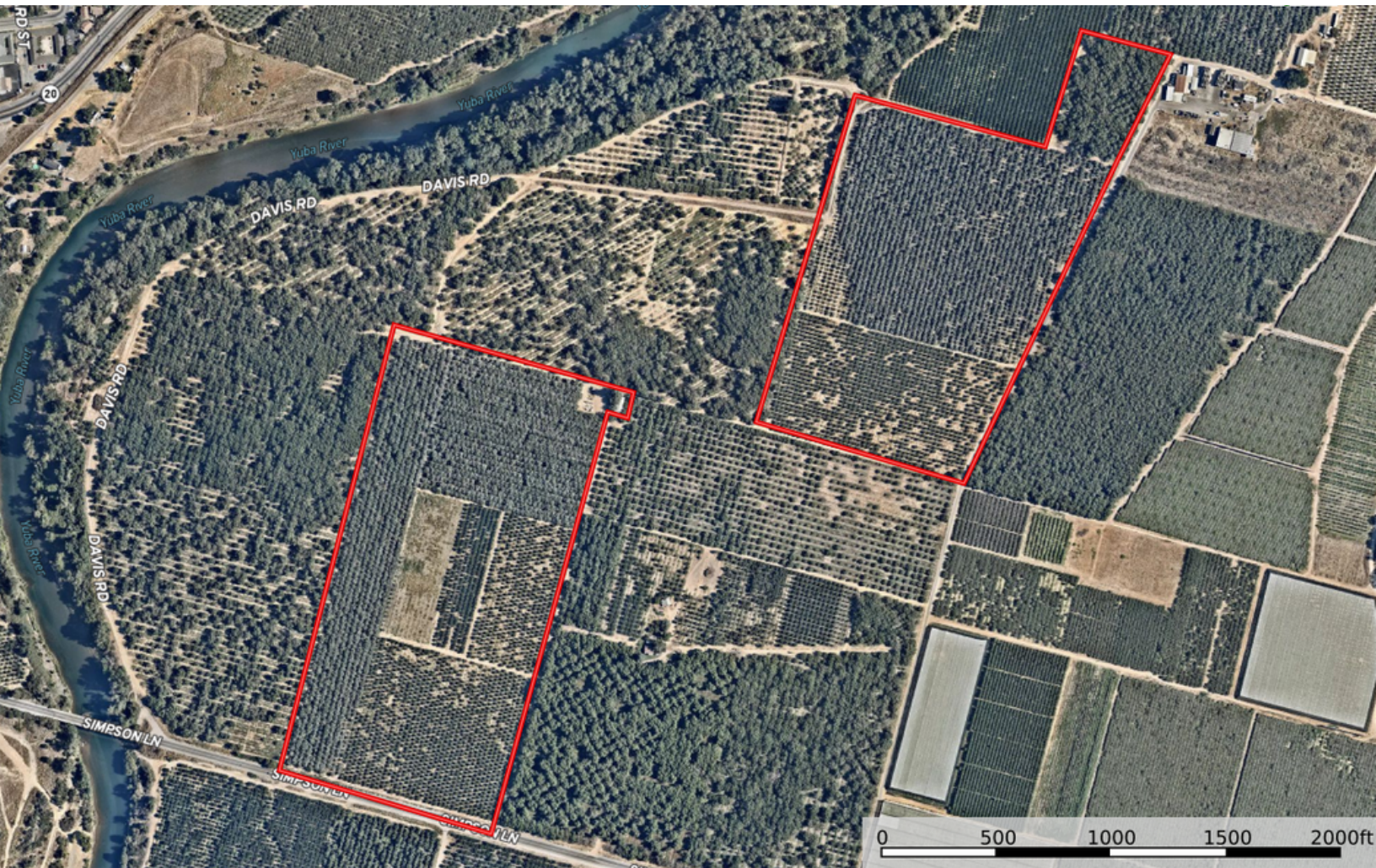
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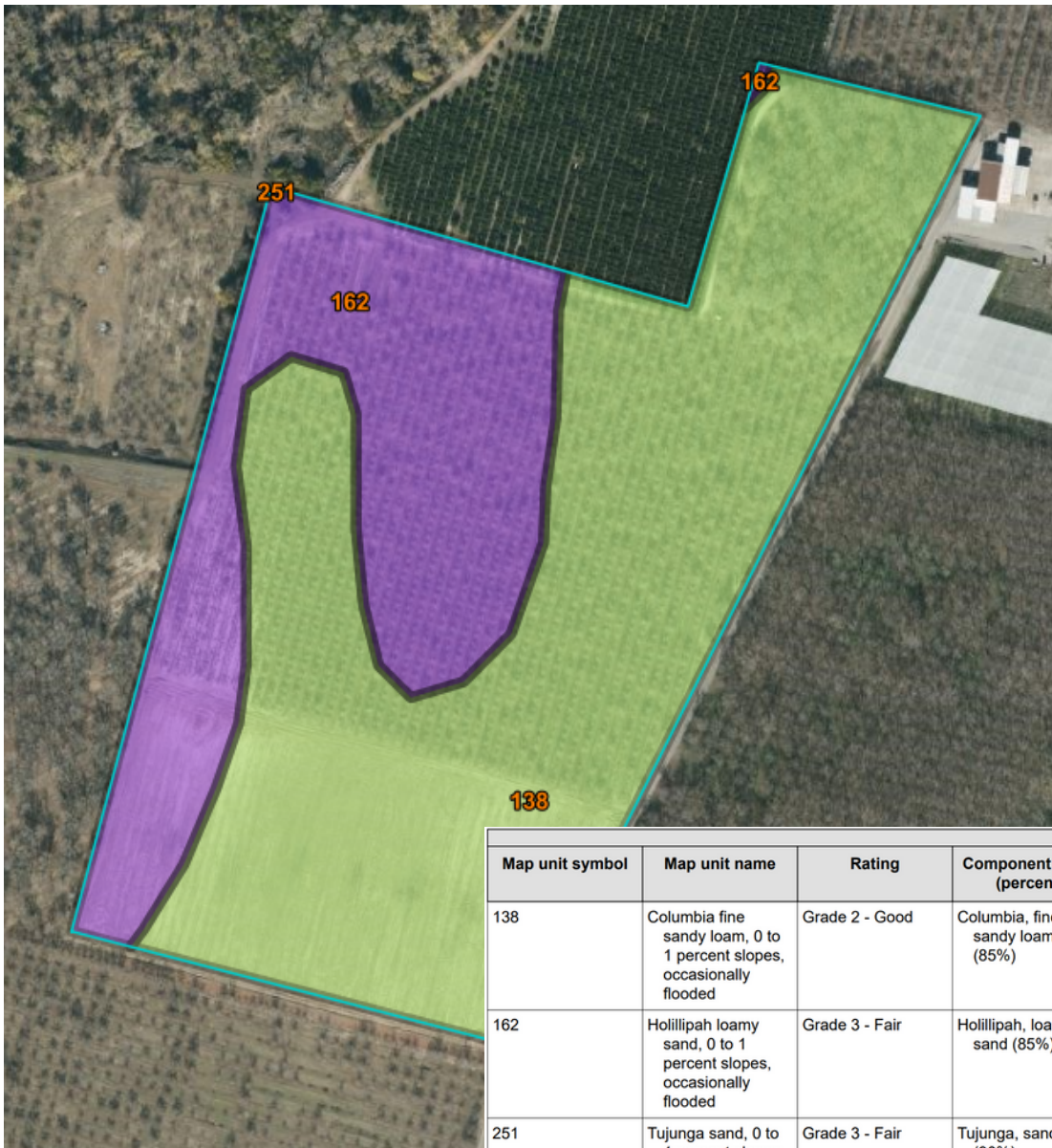
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
138	Columbia fine sandy loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Columbia, fine sandy loam (85%)	28.1	68.5%
162	Holillipah loamy sand, 0 to 1 percent slopes, occasionally flooded	Grade 3 - Fair	Holillipah, loamy sand (85%)	12.9	31.5%
251	Tujunga sand, 0 to 1 percent slopes, occasionally flooded	Grade 3 - Fair	Tujunga, sand (90%)	0.0	0.0%
Totals for Area of Interest				41.1	100.0%

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
138	Columbia fine sandy loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Columbia, fine sandy loam (85%)	27.1	60.0%
219	Shanghai silt loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Shanghai, silt loam (85%)	18.1	40.0%
Totals for Area of Interest				45.2	100.0%

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